

# **BOARD OF SUPERVISORS AGENDA ITEM REPORT**

Requested Board Meeting Date: 3/7/2023

\*= Mandatory, information must be provided

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

#### \*Title:

P22RZ00008 BAUGHMAN - N. LA OESTA AVENUE REZONING

# \*Introduction/Background:

The owner, Samantha Baughman, requests a rezoning of approximately 2.16 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone.

#### \*Discussion:

The current SR zoning allows for one single-family residence on the existing undersized 2.16-acre parcel. A rezoning to CR-1 will allow the property to be split into two parcels and allow the addition of one single-family residence.

#### \*Conclusion:

The proposed rezoning conform to the LIU-1.2 Comprehensive Plan designation.

#### \*Recommendation:

Staff and the Planning and Zoning Commission recommend approval of the rezoning subject to conditions.

#### \*Fiscal Impact:

0

#### \*Board of Supervisor District:

County Administrator Signature:

Department: Development Services - Planning Telephone: 520-724-8800	8
Contact: Tom Drzazgowski, Chief Zoning Inspector Telephone: 520-724-6675	
Department Director Signature:  Deputy County Administrator Signature:	Date: 2/14/23  Date: 2/14/23



TO:

Honorable Rex Scott, Supervisor, District 1

FROM:

Chris Poirier, Deputy Director

Public Works-Development Services Department-Planning Division

DATE:

February 14, 2023

SUBJECT:

P22RZ00008 BAUGHMAN - N. LA OESTA AVENUE REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY**, **March 7**, **2023** hearing.

REQUEST:

For a rezoning of approximately 2.16 acres (parcel code 225-18-009A) from the

SR (Suburban Ranch) to the CR-1 (Single Residence) zone located at the southwest corner of N. La Oesta Avenue and W. Carolyn Drive, addressed as 8145

N. La Oesta Avenue.

OWNER:

Samantha Baughman

9553 N. Lenihan Court Tucson, AZ 85742

AGENT:

Same

DISTRICT:

1

STAFF CONTACT: Donna Spicola, Planner

**PUBLIC COMMENT TO DATE:** As of February 14, 2023, staff has not received any written public comment.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 8-0 (Commissioners Membrila and Tronsdal were absent)

STAFF RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS

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

TD/DS

Attachments



# BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P22RZ00008

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# FOR MARCH 7, 2023 MEETING OF THE BOARD OF SUPERVISORS

TO:

HONORABLE BOARD OF SUPERVISORS.

FROM:

Chris Poirier, Deputy Director

Public Works-Development Services Department-Planning Division

DATE:

February 14, 2023

# **ADVERTISED ITEM FOR PUBLIC HEARING**

#### REZONING

# P22RZ00008 BAUGHMAN - N. LA OESTA AVENUE REZONING

Samantha Baughman requests a **rezoning** of approximately 2.16 acres (parcel code 225-18-009A) from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone located at the southwest corner of N. La Oesta Avenue and W. Carolyn Drive, addressed as **8145 N. La Oesta Avenue**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** 8-0 (Commissioners Membrila and Tronsdal were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.

(District 1)

#### Planning and Zoning Commission Public Hearing Summary (January 11, 2023)

The public hearing was held virtually and telephonically. The commission and staff members were present virtually. The applicant presented virtually.

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

The applicant presented the case. She stated that she wanted to split the parcel and add a home for her family and having a smaller parcel would be easier for loan purposes.

A commissioner asked if the home would be a manufactured home and the applicant responded that it would not be a manufactured home.

The hearing was opened to the public.

No one from the public spoke.

The public hearing was closed.

P22RZ00008 Page 2 of 3

A commissioner asked about the non-conforming 2.16-acre lot size. Staff stated that it appears that the under-sized parcel was formed when the contiguous subdivision was produced. The commissioner stated that it would be good to change the zoning to CR-1 since all of the other properties are CR-1.

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

The commission voted to recommend **APPROVAL** of the rezoning 8-0 (Commissioners Membrila and Tronsdal were absent) subject to the following condition:

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

- 1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
- 2. Transportation conditions:
  - A. Corner spandrel right-of-way dedication shall be provided by the property owner(s) at the respective southwest corner of La Oesta Avenue and Carolyn Drive prior to building permit approval. A curve radius of twenty-five (25) feet is required.
  - B. Each lot shall be limited to one (1) access point onto La Oesta Avenue. A second access point is allowed for the northern lot on Carolyn Drive.
- 3. Flood Control conditions:
  - A. Regional Flood Control District review and approval are required at the time of permitting.
  - B. Development outside of the approved developable envelope that will further divert, retard, or obstruct flow is prohibited.
  - C. Prior to permitting, a specific covenant that runs with the land shall be recorded showing the approved developable area, indicating the prohibition of future development outside of the developable area, and outlining specific development criteria.
- 4. Cultural Resources condition: A caution must be noted concerning human burials. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
- 5. Wastewater Reclamation condition: The owner(s) must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal system at the time a tentative plat, development plan or request for a building permit is submitted for review.
- 6. Environmental Quality condition: It is the responsibility of the owner to obtain a Construction Authorization from Pima County prior to constructing the septic system on the northern half of the rezoning site; additionally, a Discharge Authorization must be issued by PDEQ before connecting and discharging to the aforementioned septic system. The septic design must ensure all setbacks are met including setbacks to the Pegler Wash.
- 7. Adherence to the sketch plan as approved at public hearing.

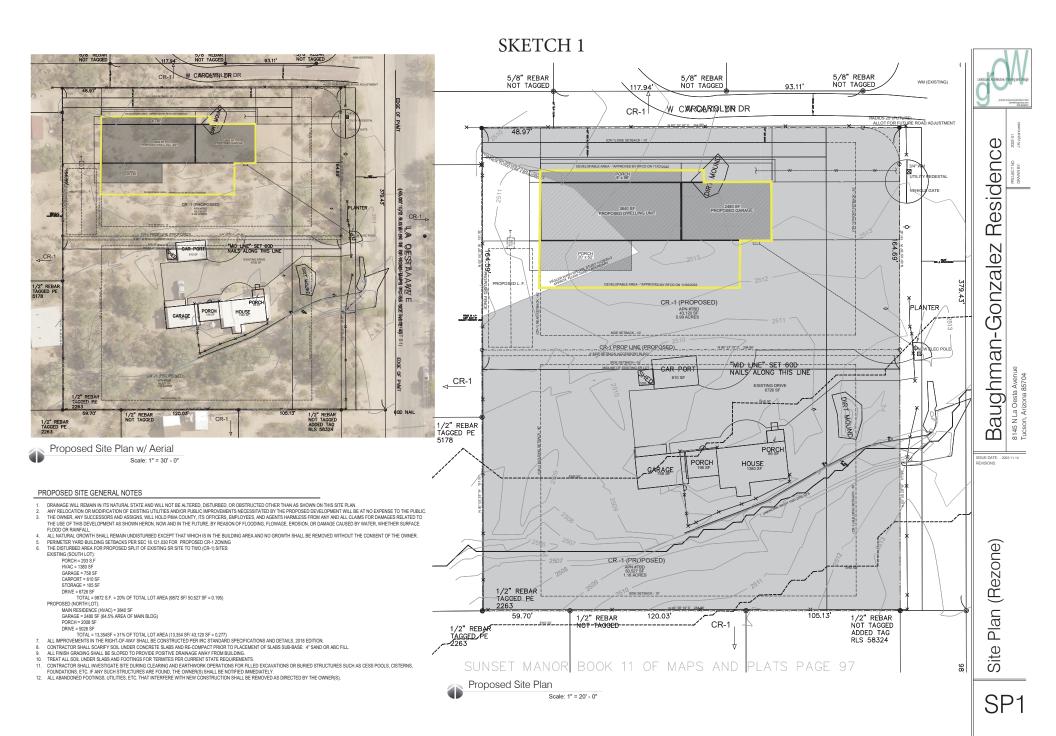
P22RZ00008 Page 3 of 3

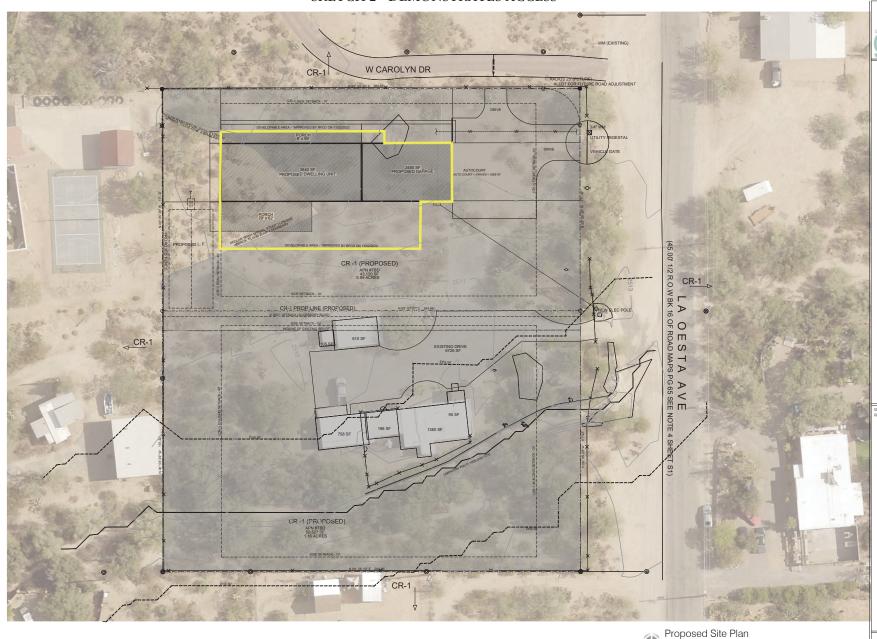
8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

9. The property owner shall execute the following disclaimer regarding 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/DS Attachments

c: Samantha Baughman





Scale: 1" = 20' - 0"

Site Plan (Proposed)

Baughman-Gonzalez Residence

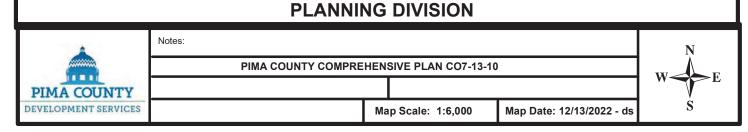
# Case #: P22RZ00008 Case Name: BAUGHMAN - N. LA OESTA AVENUE REZONING

Tax Code(s): 225-18-009A

# **AERIAL EXHIBIT**



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT



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

HEARING January 11, 2023

DISTRICT

**CASE** P22RZ00008 Baughman - N. La

Oesta Avenue Rezoning

**REQUEST** Rezone from SR (Suburban Ranch)

to CR-1 (Single Residence) zone

(approximately 2.16 acres)

Samantha Baughman **OWNER** 

9553 N. Lenihan Court

Tucson, AZ 85742

**APPLICANT** Same



# APPLICANT'S PROPOSED USE

The applicant proposes to rezone and split subject property into two lots for residential use.

#### APPLICANT'S STATED REASON

The owner requests a rezoning to allow a lot split and add one additional residence for family.

# **STAFF REPORT SUMMARY**

Staff recommends APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS. The applicant proposes to rezone the 2.16-acre property to the CR-1 (Single Residence) zone. If the rezoning is approved, the site could be split into two lots with the current residence on the southern lot and the northern lot will be a vacant buildable lot for one single-family residence. The proposal conforms to the Comprehensive Plan land use designation of Low Intensity Urban 1.2.

#### PUBLIC COMMENT

As of December 23, 2022 staff has not received any written public comments.

# **COMPREHENSIVE PLAN**

The Pima County Comprehensive Plan designates the subject property as Low Intensity Urban 1.2 (LIU-1.2), which designates areas for low-density residential and other compatible uses and provides incentives for residential conservation subdivisions to provide more natural open space. The maximum density is 1.2 residences per acre (RAC) with no required minimum density. The proposed density for the subject property is approximately .93 RAC.

There are currently no rezoning or special area policies that exist on the subject property.

#### SURROUNDING LAND USES/GENERAL CHARACTER

North: CR-1 Developed Residential Subdivision South: CR-1 Developed Residential Subdivision East: CR-1 **Developed Residential Subdivision** 

Developed Acreage and Residential Subdivision West: CR-1

The nearest public schools to the subject site include an elementary school located one mile to the west, two middle schools located one-half mile to the south, and a high school located one and one-half miles northeast of the subject site. Additionally, Pima Community College Northwest Campus is located approximately two miles southwest of the rezoning site. The nearest fire station is located approximately one-quarter mile southwest of the site along W. Magee Road. Ann Day Community Park and the Northwest YMCA are located approximately two miles southwest of the site and within one mile to the south is Tohono Chul Park. Additional recreation west of the site include the Omni Tucson National Golf Course and Arthur Pack Regional Park, located within three miles of the site. Within one-quarter of a mile, a variety of commercial services are located at the intersection of W. Magee Road and N. Oracle Road. Additionally, numerous services are located along Oracle Road, Ina Road, and La Cholla Boulevard.

#### PREVIOUS REZONING CASES ON PROPERTY

There are no previous rezoning requests on the subject property.

#### PREVIOUS REZONING CASES IN GENERAL AREA

The CR-1 zoning surrounding the subject site was rezoned from SR (Suburban Ranch) under multiple rezoning cases from 1956 – 1978 (Co9-56-10, Co9-72-147, Co9-76-26, Co-78-03). Immediately west of the subject site, rezoning Co9-78-03 allowed an unsubdivided lot split into two lots. The remaining rezoning cases all resulted in subdivisions for single-family residences.

# MAEVEEN MARIE BEHAN CONSERVATION LAND SYSTEM (MMBCLS)

The subject property is not located within the Maeveen Marie Behan Conservation Lands System.

#### **PLANNING REPORT**

Staff supports the CR-1 rezoning request because the two proposed residential parcels are similar to and compatible with single residential development in the area. The increase in density of one additional residence should have no adverse impact on the surrounding properties and the proposed density complies with the LIU-1.2 plan designation. Additionally, the proposal provides efficient residential infill; and, the proposed sketch plan limits the developable area to comply with Regional Flood Control requirements.

The proposal is to rezone the 2.16-acre site into two lots. The existing residence, located on the proposed southern lot, will utilize the current septic sewage disposal system and access will remain from La Oesta Avenue. A new single-family residence with a new on-site sewage disposal system will need to be constructed on the proposed northern lot. One access point will be provided from La Oesta Avenue with a secondary access point on Carolyn Drive. The subject site is located within the Tucson Water obligated service area.

The subject parcel is relatively flat. The proposed northern parcel area is currently vacant and contains partially disturbed natural vegetation.

The 2.16-acre parcel is undersized for the current SR zoning; it is undetermined when or how this occurred. Allowing the CR-1 rezoning would create two lots conforming to a minimum lot size requirement of 36,000 sq. ft.

Concurrency of Infrastructure

CONCURRENCY CONSIDERATIONS				
Department/Agency	Concurrency Considerations Met: Yes / No / NA	Other Comments		
TRANSPORTATION	Yes	No objection subject to conditions		
FLOOD CONTROL	Yes	No objection subject to conditions		
ENVIRONMENTAL QUALITY	Yes	No objection subject to condition		
WASTEWATER	Yes	No objection subject to condition		
ENVIRONMENTAL PLANNING	N/A	-		
PARKS AND RECREATION	N/A	-		
WATER	Yes	No objection		
SCHOOLS		Amphitheater did not provide comments.		

# **TRANSPORTATION**

The Department of Transportation reviewed the request and recommends approval of the proposed rezoning subject to conditions.

This proposed rezoning is for the lot split of a site located at the southwest corner of La Oesta Avenue and Carolyn Drive. Two lots are proposed and each lot will be served by a single access onto La Oesta Avenue. Said access points exists and will remain. A second access is proposed on Carolyn Drive for the northern lot.

La Oesta Avenue is a paved two-lane roadway maintained by the County with a posted speed limit of 25 miles per hour (mph). There are no available traffic counts for La Oesta Avenue but the capacity of a two-lane roadway is approximately 10,360 ADT. The development intensity in the vicinity of the site indicates that La Oesta Avenue should be functioning below capacity.

Carolyn Drive is a 25 feet wide unimproved right-of-way not maintained by the County, with signs of previous surface treatment that appears to be placed by a property owner to the north. The site is not subject to the Pima County Subdivision and Development Street Standards requirements and the requirement to provide legal, paved, all-weather access to the public roadway system. If the applicant wishes to construct or maintain the unimproved right-of-way, the guidelines of Pima County DOT Standard Operating Procedure for Unimproved County Rightof-way shall apply and a right-of-way use permit will be required at that time.

The corner spandrel right-of-way dedication shall be provided by the property owner(s) at the southhwest corner of La Oesta Avenue and Carolyn Drive. A curve radius of twenty-five (25) feet is required.

There are no concurrency concerns with this request. The Department of Transportation recommends approval subject to rezoning conditions #2A-B.

# **FLOOD CONTROL**

The Regional Flood Control District (District) has reviewed the rezoning request and offers the following informational comments:

- 1. The entire property is impacted by Flood Control Resource Area (FCRA). FCRA is land impacted by regulated riparian habitat (RRH), federal and local floodplain. When possible, avoidance of the FCRA is a primary goal of the policy outlined in the Pima County Comprehensive Plan, Pima Prospers. The project footprint does not avoid the FCRA, however some encroachment in the FCRA is allowable.
- 2. A majority of this parcel (2.07 acres) is within a local floodplain determined by the Pegler Wash Special Study effective since November 29, 2012. The flood depths impacting the existing structures are greater than 2.0 ft. depth. These structures are considered legal non-conforming structures. The flood depth at the location of the proposed structure is approximately one foot.
- 3. The applicant is requesting to rezone the parcel in an effort to split the lot and add a single-family residence and attached garage that equates to approximately 6300 sq. ft., as well as an additional 2000-sq.-ft. porch area. This concern regarding this proposal is that it creates an obstruction of flow and that the encroachment will cause an adverse impact to neighboring properties because of this, the project was initially recommended for denial by the Floodplain Administrator. As result of the recommendation, the applicant provided an engineering analysis that demonstrated that the proposed developed area will not adversely impact the surrounding properties. The District reviewed and approved the engineering analysis on November 2<sup>nd</sup>, 2022. A condition will be provided that will prohibit any development outside the approved developable area.
- 4. The proposed building foundation alignment is parallel to the flow and the maximum width is 40' therefore to address the foundation scour depth is deep enough to protect the structure from soil erosion the analysis is proposing to use the methods provided by the District in *Technical Policy 014 Erosion Protection of Stem Wall Foundation in Regulatory Floodplains*.
- 5. The analysis determined the anticipated the flood depths are < 0.5ft along the north boundary where the proposed 8' x 96' porch is located. The associated 100-year peak discharge is less than < 1 cfs. As such, the recommended scour protection for the porch roof columns will use the methods provided by the District *Technical Policy 003 Minimum Construction Standards for Manufactured Home Foundations in Floodway Fringe Areas, Table 003-B Cast in Place Piers.* The southern porch is located outside the post-project developed floodplain.
- 6. Approximately 0.39 acres of Regulated Riparian Habitat (RRH) is mapped on the subject parcel and the proposed future development does not impact the RRH.
- 7. A regulatory wash is located along the south boundary of the parcel and has an associated erosion hazard setback of 50'. The existing structure located to the north was built in 1953 and is therefore classified as non-conforming with the Floodplain Management Ordinance.

The District has no objection to the proposed rezoning subject to rezoning conditions #3A-C.

#### **CULTURAL RESOURCES**

Cultural Resources has no objection subject to rezoning condition #4.

#### **WASTEWATER RECLAMATION**

The Regional Wastewater Reclamation Department (PCRWRD) has reviewed the rezoning submittal and provides the following comments:

The owner intends to install an on-site sewage disposal system. During the pre-rezoning application meeting, the owner was advised to consult with a certified civil engineer to verify the viability of a gravity connection to a public sewer.

The applicant submitted the cost estimates that confirm the cost of connecting to a public sewer is greater than two times the cost of installing an on-site disposal system, therefore meeting condition 7.21.037.E.3 of the code ordinance.

PCRWRD has no objection to the proposed rezoning request subject to rezoning condition #5.

#### **ENVIRONMENTAL QUALITY**

The Pima County Department of Environmental Quality (PDEQ) has reviewed the rezoning request and provides the following comment:

Prior to the commencement of construction of any grading, land clearing, or earthmoving of more than one-acre, any road construction of more than 50-feet, or any trenching of more than 300-feet, an Air Quality Permit shall be obtained.

PDEQ has no objection to the proposed rezoning request subject to rezoning condition #6.

# **WATER DISTRICT**

Tucson Water has no objection to the rezoning of the subject site but does provide the following comment:

The proposed configuration appears to meet the requirement of the Water Service Area Policy and Tucson Water's remote meter policy. It is recommended that confirmation of water availability and the purchase of a new service for the future parcel be installed in order to secure water for the future.

#### SCHOOL DISTRICT

The Amphitheater Unified School District did not provide any comments.

# **TUCSON ELECTRIC POWER**

Tucson Electric Power (TEP) has reviewed the request and has no objection to the rezoning. The property is within TEP's service territory and will require a new service application from the owner to extend the service to the new location.

#### **FIRE DISTRICT**

Golder Ranch Fire District reviewed the rezoning request and has no objections. However, they advise that fire sprinklers are required when the fire flow for a one- or two-story family dwelling is not met. If the area of the new dwelling including patios, porches, attached garages, etc., is greater than 4,800 square feet, fire sprinklers would be required. As drawn on the proposal, it appears that fire sprinklers are not required.

#### UNITED STATES FISH AND WILDLIFE SERVICE

U.S. Fish and Wildlife Service has no concerns in regards to the subject property.

# <u>IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:</u>

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

- 1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
- 2. Transportation conditions:
  - A. Corner spandrel right-of-way dedication shall be provided by the property owner(s) at the respective southwest corner of La Oesta Avenue and Carolyn Drive prior to building permit approval. A curve radius of twenty-five (25) feet is required.
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  - C. Prior to permitting, a specific covenant, that runs with the land, shall be recorded showing the approved developable area, indicating the prohibition of future development outside of the developable area, and outlining specific development criteria
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- 7. Adherence to the sketch plan as approved at public hearing.
- 8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

9. The property owner shall execute the following disclaimer regarding 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)."

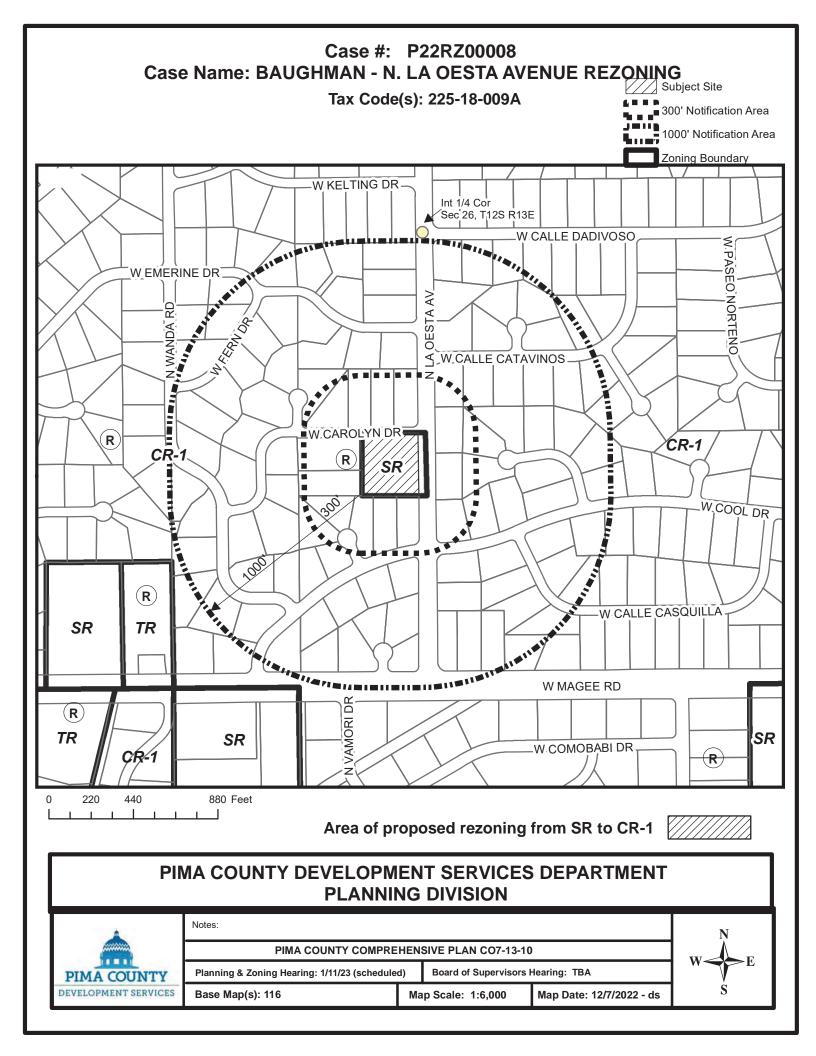
Respectfully Submitted,

D. Spicola

Donna Spicola Senior Planner

TD/DS Attachments

c: Samantha Baughman







# **Low Intensity Urban (LIU)**

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

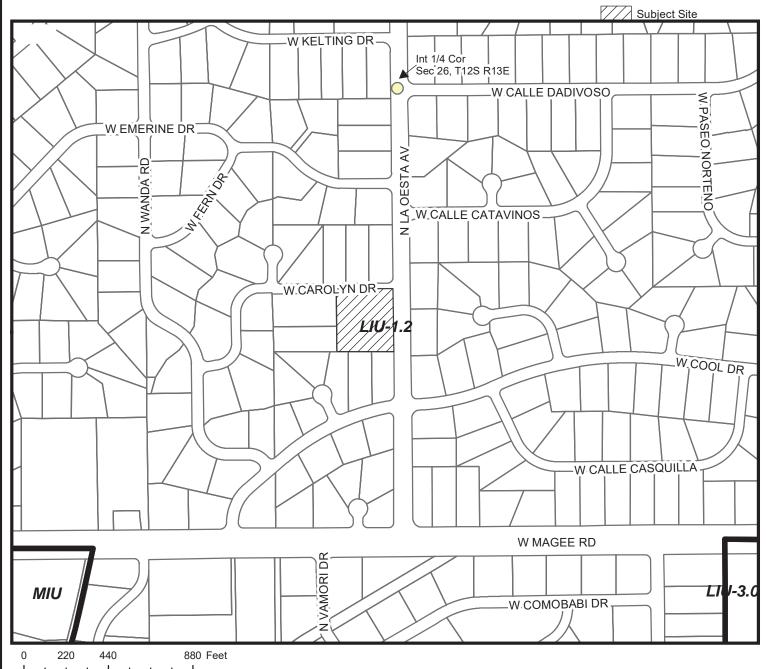
# **Low Intensity Urban 1.2 (LIU-1.2)**

- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC; 2.5 RAC with 45 percent open space; or 4 RAC with 60 percent open space
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC;
   2 RAC with 50 percent open space

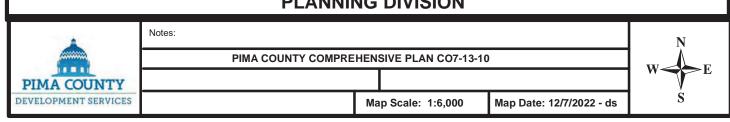
# Case #: P22RZ00008 Case Name: BAUGHMAN - N. LA OESTA AVENUE REZONING

Tax Code(s): 225-18-009A

# **COMPREHENSIVE PLAN EXHIBIT**



# PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION



# THOMAS JOHN PATTERSON, PE

9302 East Holmes Street, Tucson, Arizona 85710

520-327-5363 pattersonhydro@cox.net

APPROVED BY

FLOODPLAIN MANAGEMENT DIVISION

September 21, 2022

BY Centry Soiges DATE 10/10/2022

Samantha Gonzales 8145 N La Oesta Avenue Tucson AZ 85704

Via email: samgonzo55@yahoo.com

with in-house adjustments to the submitted F2D models to remove berm at 8160 N La Oesta, increase Mannings to 0.05, and ARF out all existing residences

RE: Floodplain Investigation Rezone Case P22RZ00088145 at N. La Oesta Ave.

Job No. 22134

This letter provides floodplain engineering as requested by the Pima County Regional Flood Control District (District) for rezone case P22RZ0008. The objective is to provided a flood assessment of the property as compared with the rezone site plan (by others). The procedure is to determine to what degree regulatory flooding may impact the proposed new SFR improvement project and recommend a minimum foundation design concept in support of the rezone. The approach is to analyze the District's, FC - Basin Studies - FP-079-2013; Catalina Foothills Watercourse Studies: Technical Data Notebook for Hydrologic and Hydraulic Mapping of the Pegler Wash, Pima County, Arizona for the purpose of comparing the project condition with the District's basin study FP-079-2013 Flo-2D flood model.

A copy of the Flo-2D model was obtained from the District (Peglar Model). As a result of the discussion with District staff, a strategy was adopted whereby a more detailed local modeling could be used to define the limits of 100-year inundation at the parcel. Specifically, the Peglar Model (PM) was prepared using a grid density of 20ft, a Flo-2D model is provide herewith using an 8ft grid array analyzing the peak 100-year discharge as obtained from the PM observed just upstream from the property.

The objective is to analyze the flood at the foundation location, for both the existing and post-project condition using the project limits of inundation, flow depth and velocities. The results are summarized below for District review, comment and/or acceptance.

#### FLO-2D DISCUSSION

A localized Flo-2D (Basic version 2009) was prepared, using Pima Association of Governments 2015 LIDAR orthographic data, extending from the west to the east beginning downstream from the parcel. This Local Model (LM) is based on a grid of topographic data points at evenly spaced 8ft intervals (panels) analyzing the impact of peak runoff as taken from the PM observed just upstream from the property. The MAXQHYD.OUT (Q100) is 1163 cubic-feet-per-second (cfs) as observed at PM Grid panel numbers 66130-66155. An excerpt copy summary calculation is provided for review. The inflow is modeled as a constant rate of 1163 cfs using the INFLOW utility at appropriate LM upstream panels to simulate the runoff impact obtained from the regional model. Parameterization is provided as per Tech Policy 033; Change Dynamic Wave Stability Coefficient 1.0; Surface Detention 0.004 (ft); Percent Change in Flow Depth 0.2. The Courant number is 0.6. Flow conditions were limited using a Froude number at 0.95 (subcritical). Infiltration was not modeled. A roughness coefficient of 0.045 was used for

the entire surface based on the general overland conditions, and is also the value used for the PM. The results are anticipated to be conservative.

The purpose of the LM is two fold, first is to examine a more detailed impact (over the PM) at the property and potential flow division (flow encroachment). Secondarily, is to provide the hydraulic data necessary to evaluated the potential for scour and erosion at the foundation and recommend a minimum finished floor elevation.

Floodplain cross-sections are located within the inundation area both upstream (Section 1) and at the north parcel boundary (Section 2) where flood flow from this watercourse impacts the north parcel boundary. Section 1 is to demonstrate that the Q100 is captured at the parcel, as modeled by the Inflow routine. Section 2 simulates the impact regarding the area of inundation common with the offsite properties located north of the improvements. The regional PM and LM Flo2D results are demonstrated on the attached exhibits.

#### **RESULTS**

The results of the Flo-2D modeling are summarized herein and as demonstrated on the attached exhibits. The Flo2D project input files are provided to the District for review under separate cover (via Dropbox). Regional runoff emanating upstream from the subject parcel is split to the north along the north parcel boundary as both an existing and proposed condition. The majority of the regional runoff is conveyed southwest as concentrated flow, away from the subject parcel by the well-defined onsite watercourse. As an existing condition, at the northern flood fringe, approximately 3cfs is conveyed offsite as shallow overland flow. The proposed condition results with a reduction in the split in that the foundation redirects the majority of the flow south and back to the main channel, with just less than 1cfs leaving the property offsite as a post improvement condition.

The storm flow impacts the foundation within the northern flood fringe as runoff is conveyed along the north over bank area. The worst case being 0.74 feet depth at panels 7189 & 7281, the southeast corner. The maximum calculated water surface elevation is 2513.91 at panel 7379 the northwest corner. The inundation is passive with a maximum observed flow velocity of 1.1 fps at panel 7373.

#### RECOMMENDATIONS

#### Scour and Erosion

The foundation alignment is proposed parallel to the flow and the maximum width of the foundation is less than 40 feet. Therefore, scour protection is proposed using methods provided by District TECH Policy 014 *Erosion at Stem Wall Foundations* (Tech014).

#### Finished Floor Elevation

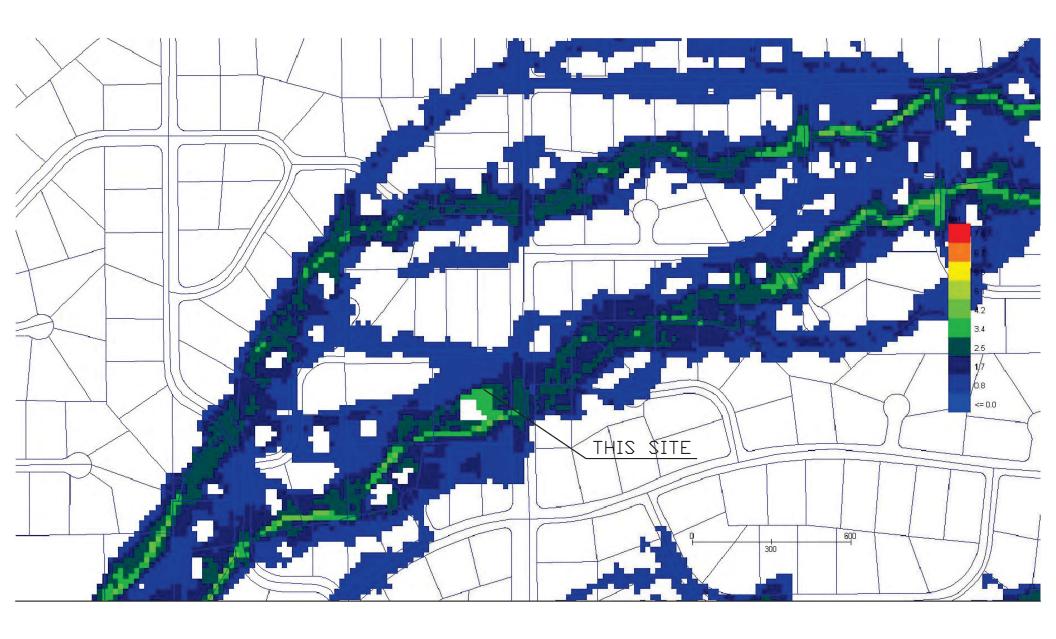
The highest water surface elevation (project Base Flood Elevation) is calculated adjacent to the new foundation as elevation 2513.91 NAVD88 at panel 7379 (NW corner). The minimum FFE is proposed at elevation 2515.0 and more than one-foot above the BFE. The NW foundation corner elevation must be surveyed as part of any forthcoming floodplain use permitting to establish the exact NAVD88 elevation at that location.

# Flood Flow Encroachment

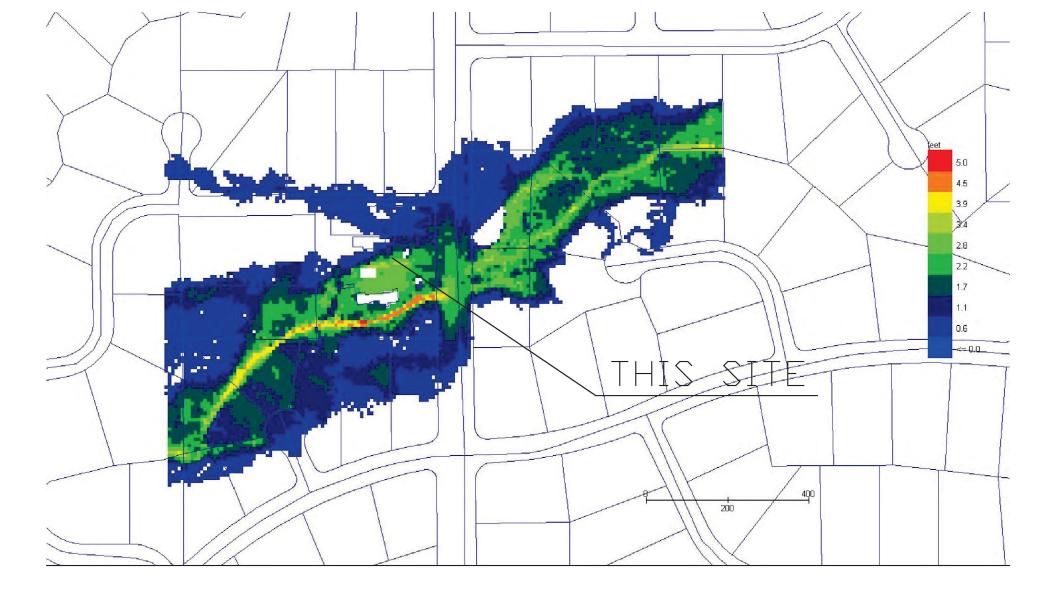
As detailed above, minor flood flow ( $\sim$ 3cfs) is diverted offsite to the northwest as an existing condition. It is anticipated that the amount of flow be reduced to < 1cfs as a result of the new foundation redirecting runoff to the south and back to the main channel. This results with only a nominal increase ( $\sim$  2cfs) at the west parcel boundary where Q100 of over 1100 cfs is conveyed offsite.

It is intended that this report address the District's floodplain review requirements in support of Rezone Case P22RZ0008. A copy of this letter including the project Flo-2D model files has also been submitted directly to the District for review and comment. Should you have any questions or require additional information please call me at 520-327-5363.

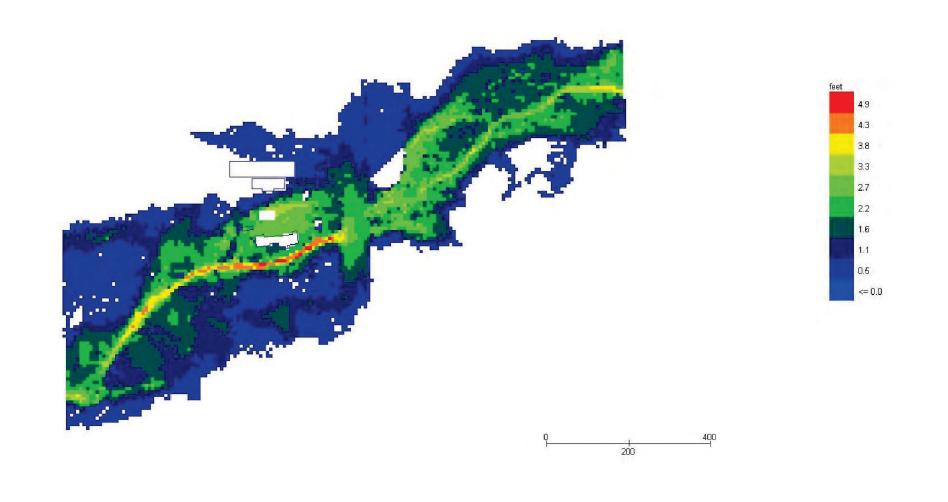
Sincerely, Thomas John Patterson, P.E.



FC-Basin Studies FP-079-2013
PEGLAR WASH - EXISTING Flo-2D



Local Model - EXISTING Flo-2D



Local Model - w/Project Flo-2D



201 N. Stone Avenue, Tucson, AZ 85701 (520) 724-9000 www.pima.gov/developmentservices

# **BIOLOGICAL IMPACT REPORT**

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

<u>INSTRUCTIONS FOR SAVING FORM:</u> 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. If you fill out the form before you download it, the info you entered will not be saved.

**Project ID** (case no., APN no., address, or other identifying info):

8145 N La Oesta, rezone from SR (Suburban Ranch) to CR-1 (Single Residence)

# Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

 Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) NA

> Important Riparian Area Biological Core Multi-Use Management Area

- 2. Is the project within a CLS Special Species Management Area? No
- 3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
- 4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
- 5. Is the project located within a Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl: Yes
  - b. Western burrowing owl: No
  - Pima pineapple cactus: No
  - d. Needle-spined pineapple cactus: No

# Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

- Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No If yes, provide a summary of those communications:
- 2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Questions about this form?

Contact the Office of Sustainability and Conservation at (520) 724-6940.

**From:** DSD Application for Rezoning or Specific Plan < no-reply@formbackend.com >

**Sent:** Monday, August 1, 2022 8:44 AM **To:** DSD Planning < <u>DSDPlanning@pima.gov</u>>

**Subject:** Application for Rezoning / Specific Plan Submission

**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.

# New submission

You received a new submission.

#### Owner name

Samantha Gonzalez

#### Owner address

9553 N. Lenihan Ct.

#### Owner city

Tucson

#### Owner state

ΑZ

# Owner zipcode

85742

#### Owner phone

5209759597

#### **Email**

sambaughman@comcast.net

**Applicant name** 

**Applicant address** 

**Applicant city** 

**Applicant state** 

ΑZ

**Applicant zipcode** 

**Applicant phone** 

# Applicant\_email

# **Property address**

8145 N. Lenihan Ct.

# Property parcel number

22518009A

# **Property acreage**

2.22

# Property present zone

SR

# Property proposed zone

CR-1

#### **Policies**

Catalina Foothills/Liv-1.2/none

# Site analysis document

Survey.pdf

# Ftp-link

# **Signature**

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

# **Application date**

01-Aug-2022

# Request Letter for a Non-Site Analysis Rezoning

July 21, 2022

Parcel: 225-18-009A

SR to (2) CR-1 (split)

Address: 8145 N La Oesta Ave

Owner: Samantha Baughman Gonzalez

#### **Current Conditions:**

Single family unit, (1380 sf), Garage, (768 sf) and detached carport and shed, (715 sf) in southern half of the SR zoned lot measuring 93,799 sf, (2.153 acres) with bordering La Oesta Avenue on the east and Carolyn Drive adjacent the northern lot line.

# **Proposed Use:**

- 1. Samantha Baughman Gonzalez is proposing to split her property into two parcels to accommodate her family's new home. The divide is not to be along the property's midline but rather 13'-2" north of the midline to adhere to the 4' setback for the existing accessory structure on the south parcel or southern portion of the SR lot, as it is to remain. (See line item 3 this page).
- An additional single family dwelling unit, (3840 sf) and detached garage, (2480 sf) is proposed
  for the northern portion of the land unit and a Sketch Plan has been provided to further
  demonstrate the intention of this request to split parcel# 225-18-009A (SR) into two parcels (CR1).

The height of the proposed new structures shall comply with development standards for CR-1 zoning. As such, the main dwelling unit shall not exceed 35 ft in height. Current design drawings have the structure not exceeding 19 feet in height above the finished floor elevation. One may conclude at this early stage; the new single family dwelling unit will not measure beyond 23 ft in height from the finished grade. The garage with a similar profile, will in turn, not exceed the maximum height limit of 24 feet.

3. It is proposed the existing structures and residential use remain for the bottom portion of the lot.

- 4. A new water meter is to be purchased and installed along La Oesta, north of the existing meter. Owner is fervent about water collection for irrigation. See line item 6.
- 5. A septic system with leach field is proposed for the new single-family dwelling on the northern CR-1 parcel. It is shown on the Sketch Plan (sheets SP2.1 and SP2.2).
- 6. Careful consideration has been utilized in determining the site layout. Proposed structures are positioned to preserve the natural components of the site, such as allowing the higher caliper *Prosopis sp.(s)* and *Parkinsonia sp. (s)* to remain in place. No native, protected or safeguarded plant species exist on site.

#### Note:

The setbacks for the proposed CR-1 lots is determined as such:

North/South Side Setbacks: 10'

East Front Setback: 30'

West Rear Setback: 40'

Current interpretation of the CR-1 development guidelines is determining the setback along the northern property line adjacent Carolyn Drive as a 'Side Setback' and is shown as such on the Sketch Plan, (sheets SP2.1 and SP2.2).

It is in question whether Carolyn Dr. setback should be regarded as a 'Front Setback', (if the north rezoned lot be considered a 'corner lot' and if so, whether a setback variance request need follow and/or the proposed building footprint need re-orienting.