



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: November 22, 2016

Title: P16RZ00007 Andrada Wilmot 180, LLC - S. Wilmot Road Rezoning

Introduction/Background:

The applicant requests a rezoning of approximately 359 acres from the RH (Rural Homestead) zone to the CR-5 (Multiple Residence-Small Lot Option) zone, on property located on the east side of S. Wilmot Road, approximately 754 feet south of E. Andrada Road for an 800-lot subdivision. The rezoning conforms to the Comprehensive Plan.

Discussion:

Current RH (Rural Homestead) zoning requires a minimum lot size of 4.13 acres. The Comprehensive Plan designation is Low Intensity Urban 3.0 (LIU 3.0) which allows 3 residences per acre. An 185-acre portion of the site is subject to a Comprehensive Plan amendment from LIU 0.3 to LIU 3.0 establishing Rezoning Policy 118 (RP-118). The site is located within MMBCLS designated as Important Riparian Area and will set aside 118 acres of natural open space.

Conclusion:

The requested rezoning conforms to the Comprehensive Plan, RP-118, and Special Area Policy for the Lee Moore Wash basin.

Recommendation:

Staff and the Planning & Zoning Commission recommend APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

Fiscal Impact:

0

Board of Supervisor District:

1 2 3 4 5 All

Department: Pima County Development Services - Planning Telephone: 520-724-9000

Department Director Signature/Date: *[Signature]* 10-31-16

Deputy County Administrator Signature/Date: *[Signature]* 11/1/16

County Administrator Signature/Date: *[Signature]* 11/2/16



PIMA COUNTY

DEVELOPMENT SERVICES

TO: Honorable Ray Carroll, Supervisor, District 4

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

DATE: October 31, 2016

SUBJECT: P16RZ00007 ANDRADA WILMOT 180, LLC – S. WILMOT ROAD REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, NOVEMBER 22, 2016** hearing.

REQUEST: For a rezoning of approximately 359 acres (Parcel Codes 305-23-018D, 305-23-026A, 305-23-027B and a portion of parcel code 305-23-018A) from the RH (Rural Homestead) zone to the CR-5 (Multiple Residence-Small Lot Option) zone, on property located on the east side of S. Wilmot Road, approximately 754 feet south of E. Andrada Road.

OWNER: Andrada Wilmot 180, LLC
Attn: Mark Weinberg
Robert Tucker, P.E.
2200 E. River Road, Ste. 115
Tucson, AZ 85718

AGENT: Engineering & Environmental Consultants
Attn: Bill Carroll
4625 E. Fort Lowell Road
Tucson, AZ 85712

DISTRICT: 4

STAFF CONTACT: Terrill Tillman

PUBLIC COMMENT TO DATE: As of October 31, 2016, staff has received one letter of support.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS (8 – 1; Commissioner Bain **ABSTAINED** (abstain counts as a YES vote), Commissioner Gungle voted **NAY**, Commissioner Cook was absent).

STAFF RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located within the Maeveen Marie Behan Conservation Land System (MMBCLS) designated as Important Riparian Area.

TD/TT/ar
Attachments



PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P16RZ00007

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FOR NOVEMBER 22, 2016 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: October 31, 2016

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P16RZ00007 ANDRADA WILMOT 180, LLC – S. WILMOT ROAD REZONING

Request of **Andrada Wilmot 180, LLC**, represented by **Engineering & Environmental Consultants**, for a rezoning of approximately 359 acres (Parcel Codes 305-23-018D, 305-23-026A, 305-23-027B and a portion of parcel code 305-23-018A) from the RH (Rural Homestead) zone to the CR-5 (Multiple Residence-Small Lot Option) zone, on property located on the east side of S. Wilmot Road, approximately 754 feet south of E. Andrada Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Low Intensity Urban 3.0. On motion, the Planning and Zoning Commission voted 8-1 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioner Bain **ABSTAINED** (abstain counts as a **YES** vote), Commissioner Gungle voted **NAY**, Commissioner Cook was absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 4)

PLANNING AND ZONING COMMISSION HEARING SUMMARY (September 28, 2016)

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

The applicant's representative presented additional information.

A commissioner asked about the all-weather access along Wilmot Road from Sahuarita Road to the property. Staff replied that all-weather access will be provided adjacent to the property and that as properties in the area are rezoned for development, all-weather access will be required for the frontages along Wilmot Road at the time of development. Emergency vehicles will have access and alternative routes may be taken.

A commissioner asked about the distance to the nearest built out subdivision. Staff replied that it is in Corona de Tucson, approximately 4 miles away.

A commissioner discussed the timing of the development. A commissioner replied that he agrees with what the comprehensive plan allows.

Speaker #1 spoke in support of the project and requested a condition related to the location of recreation areas.

Speaker #2 spoke in support of the request but questioned why the southern properties abutting the south would get a 100-foot bufferyard and why the northern boundary properties would be getting only a 50-foot bufferyard.

The applicant's representative stated that they will accept a rezoning condition related to the location of the recreation areas. He further stated that the developers are willing to work with Speaker #2.

A commissioner asked about the location of the trail adjacent to Wilmot Road. Staff explained that the trail will be located to the west.

A commissioner asked about the size of the lots adjacent to the properties to the north and south. The applicant's representative stated that they have worked diligently with the neighbors and they are in support of the plan as presented.

The public hearing was closed.

Commissioner Matter made a motion to recommend **APPROVAL** of the rezoning subject to standard and special conditions as amended.

Commissioner Johns gave second to the motion.

The commission voted to recommend **APPROVAL** of the rezoning subject to standard and special conditions as amended. (8 – 1; Commissioner Bain **ABSTAINED** (abstain counts as a **YES** vote), Commissioner Gungle voted **NAY**, Commissioner Cook was absent)

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

1. The owner shall:
 - A. Submit a development plan if determined necessary by the appropriate County agencies.
 - B. Record the necessary development related covenants as determined appropriate by the various County agencies.
 - C. Provide development related assurances as required by the appropriate agencies.
 - D. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.

2. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
3. A master block plat along with the studies and/or plans required by various departments shall be submitted prior to any individual subdivision plats.
4. Transportation conditions:
 - A. Access shall be designed to provide cross access between the rezoning site and the adjacent property to the east. Provision shall also be made for future access to Andrada Road, when and if constructed.
 - B. The property owner shall dedicate 30 feet of right-of-way for Wilmot Road.
 - C. The property owner shall construct half of the future 150-foot arterial roadway cross section including drainage infrastructure along the Wilmot Road frontage. The frontage of the rezoning site shall be built as an all-weather roadway.
 - D. The property owner shall notify all future home buyers of the lack of all-weather access in the vicinity of this project.
 - E. The property shall be limited to 2 access points on Wilmot Road.
5. Regional Flood Control District conditions:
 - A. Flow Corridors equivalent to the Flood Control Resource Areas as shown on the Pima Prospers Regional Hydrology Maps shall be created in order to preserve flow conveyance and provide wildlife connectivity. Flow Corridors should minimize encroachment into the Important Riparian Area and shall remain undisturbed open space. Flow Corridors are subject to review and approval by the District.
 - B. Water conservation measures identified in the Preliminary Integrated Water Management Plan shall be implemented with the development. Where necessary as determined at the time development plan is submitted, provisions for permanent maintenance of these measures may also be required to be included in the project's CC&Rs and a Final Integrated Water Management shall be submitted to the District for review and approval at the time of development.
6. Regional Wastewater Reclamation conditions:
 - A. The owner 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 owner to that effect.
 - B. The owner acknowledges and agrees that there is no existing treatment facility for this development in the Southlands Service Basin and that the Corona de Tucson WRF was not designed to provide service for these downstream parcels. Any connection to the Corona de Tucson WRF will require augmentation of the treatment capacity.
 - C. The owner acknowledges and agrees that in order to be served by the Corona de Tucson WRF, a conveyance system must be constructed by the owner. Pima County shall decide whether this system will be conveyed to public ownership, or operated as a private sewer system by the owner.
 - D. The owner shall prepare a study of the sewer basin at his or her sole expense for the purposes of determining the routing and sizing of all off-site and on-site private or public sewer facilities necessary to provide both conveyance and treatment capacity and service to the rezoning area, and/or for the purpose of conceptual phasing of a pump station. The owner shall fund, design and construct the necessary wastewater collection, conveyance and treatment facility improvements necessary to serve the rezoning area, as determined by the basin study.

- E. If Pima County allows the conveyance system to be public, the rezoning area may be sewerred using public sewers, if and only if the owner meets the following conditions:
 - 1) The owner may fund, design and construct 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 Pima County Regional Wastewater Reclamation Department.
 - 2) Upon approval of the basin study, the owner shall enter into a master sewer service agreement with Pima County that specifies the improvements to be made to Pima County's public sewerage system and their timing.
 - 3) A sewer master sewer service agreement must be approved by the Pima County Regional Wastewater Reclamation Department prior to approval of a master block plat, any tentative plat, development plan, sewer construction plan, or request for building permit.
 - 4) Should the rezoning area be serviced to the Corona de Tucson Wastewater Treatment facility, the owner shall provide all weather, unrestricted vehicular access to all new public sewer manholes within the rezoning area. The owner shall obtain all necessary public sewer easements within the rezoning area prior to approval of a master block plat, any tentative plat, development plan, sewer construction plan, or request for building permit at his / her own expense.
 - F. No more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review, the owner shall obtain written documentation that sanitary sewerage treatment and conveyance capacity for the proposed development will be available when needed to serve the development.
7. Environmental Planning conditions:
- A. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.
- Invasive Non-Native Plant Species Subject to Control
- | | |
|-------------------------------|---|
| <i>Ailanthus altissima</i> | Tree of Heaven |
| <i>Alhagi pseudalhagi</i> | Camelthorn |
| <i>Arundo donax</i> | Giant reed |
| <i>Brassica tournefortii</i> | Sahara mustard |
| <i>Bromus rubens</i> | Red brome |
| <i>Bromus tectorum</i> | Cheatgrass |
| <i>Centaurea melitensis</i> | Malta starthistle |
| <i>Centaurea solstitialis</i> | Yellow starthistle |
| <i>Cortaderia</i> spp. | Pampas grass |
| <i>Cynodon dactylon</i> | Bermuda grass (excluding sod hybrid) |
| <i>Digitaria</i> spp. | Crabgrass |
| <i>Elaeagnus angustifolia</i> | Russian olive |
| <i>Eragrostis</i> spp. | Lovegrass (excluding <i>E. intermedia</i> , plains lovegrass) |
| <i>Melinis repens</i> | Natal grass |
| <i>Mesembryanthemum</i> spp. | Iceplant |
| <i>Peganum harmala</i> | African rue |
| <i>Pennisetum ciliare</i> | Buffelgrass |

<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola</i> spp.	Russian thistle
<i>Schinus</i> spp.	Pepper tree
<i>Schismus arabicus</i>	Arabian grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix</i> spp.	Tamarisk

8. Cultural Resources condition: Archaeological field inspections (submitted with the Site Analysis Appendix C) resulted in a finding of cultural resources on the subject property. The reports did not include a Significance Assessment of sites--However, it appears that the sites may not be eligible for listing in the NRHP. Formal review and submittal of survey report(s) to Office of Sustainability and Conservation will be required at the time of the master block plat.
9. Parks and Recreation conditions:
 - A. Construct the Wilmot Road Greenway G053 trail using the Pima County Greenway cross-section.
 - B. With the submittal of a subdivision plat, a recreation area plan shall be submitted and meet the requirements of the Pima County Zoning Code, Section 18.69.090.
 - C. Construct internal, non-vehicular circulation that will link the residential development blocks.
- ~~9.10.~~ Adherence to the preliminary development plan as approved at public hearing. A maximum of 800 dwelling units is allowed.
- ~~10.11.~~ The planning and development of the subject site shall occur such that transportation, wastewater, recreational, and other major infrastructure, and the protection of riparian areas and other natural resources are integrated and coordinated.
- ~~11.12.~~ Parcel code 305-23-0260 shall be developed at an average density of four residences per acre per the comprehensive plan amendment resolution 2009-240. The density calculation is based upon lot area.
- ~~12.13.~~ A mix of housing types shall be provided to insure a diverse community. Residential densities shall support multi-modal transportation opportunities including public transit even if such transit facilities are not currently in close proximity.
- ~~13.14.~~ The subject site shall be surveyed for presence of the Pima pineapple cactus and its habitat. Surveys shall be conducted by an entity qualified to perform biological surveys. Surveys shall be done according to the most recent protocol approved by the U.S. Fish and Wildlife Service. A report containing the results of these surveys and copies of any data collected shall be provided to Development Services prior to master block plat approval. If Pima Pineapple cactus are found to be present on the project site, a copy of the report shall also be sent to the Arizona Game and Fish Department's Heritage Data Management System.
- ~~14.15.~~ The owner shall provide a 50-foot bufferyard and one row of single-story homes along the northern boundary and a 100-foot bufferyard and one row of single-story homes along the southern boundary of the subject properties and abutting the Mann Avenue frontage in adherence with the preliminary development plan.

16. No recreation areas, parks, playgrounds, bike paths, or walking trails shall be located within the perimeter bufferyards.
- ~~45.~~17. 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.
- ~~46.~~18. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights: "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(l)."

TD/TT/ar
Attachments

cc: Andrada Wilmot 180, LLC, Attn: Mark Weinberg, Robert Tucker, P.E.
2200 E. River Road, Ste. 115, Tucson, AZ 85718
Engineering & Environmental Consultants, Attn: Bill Carroll,
4625 E. Fort Lowell Road, Tucson, AZ 85712
Tom Drzazgowski, Principal Planner
P16RZ00007 File

COMPREHENSIVE PLAN

The site consists of four parcels of land. There are two northerly parcels and one parcel to the east that are designated by the comprehensive plan as Low Intensity Urban 3.0 (LIU-3.0). The southernmost parcel is also designated as LIU-3.0 by a comprehensive plan amendment from Low Intensity Urban 0.3 (LIU-0.3) to Low Intensity Urban 3.0 (LIU-3.0) for approximately 185.64 acres by case Co7-07-25 as approved by the Board of Supervisors in 2009. Resolution 2009-240 was adopted and Rezoning Policy 118 was established within the approved plan amendment. The rezoning policies are as follows:

1. The planning and development of the subject site shall occur such that transportation, wastewater, recreational, and other major infrastructure, and the protection of riparian areas and other natural resources are integrated and coordinated.
2. The property shall be developed at an overall density of four residences per acre.
3. A mix of housing types shall be provided to insure a diverse community. Residential densities shall support multi-modal transportation opportunities including public transit even if such transit facilities are not currently in close proximity.
4. Lands subject to this Comprehensive Plan amendment will be surveyed for presence of the Pima pineapple cactus and its habitat. Surveys shall be conducted by an entity qualified to perform biological surveys. Surveys shall be done according to the most recent protocol approved by the U.S. Fish and Wildlife Service. A report containing the results of these surveys and copies of any data collected shall be provided to Development Services as part of any subsequent rezoning application(s). The date of the survey should not exceed one year prior to the submittal of any subsequent rezoning. If Pima Pineapple cactus are found to be present on the project site, a copy of the report shall also be sent to the Arizona Game and Fish Department's Heritage Data Management System.
5. To the best extent possible, the northwest and southwest quadrants of the subject property, outside of the land impacted by the Important Riparian Areas, shall be developed at a minimum density of five residences per acre to promote transit opportunities, with adequate buffers to the south, which will be determined during the rezoning/specific plan phase.
6. The developer will cooperate with Vail School District to formulate mutually beneficial and acceptable agreements addressing the needs of the District.
7. The developer shall submit a Master Traffic Impact Study that identifies existing conditions and capacity, needed construction and expansion to achieve necessary infrastructure. Phasing, implementation and the regional impacts of this development shall also be addressed. The Study shall be submitted with the Rezoning Site Analysis.
8. Wastewater policies:
 - A. The owner/developer shall construe no action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect.
 - B. The owner/developer shall prepare a study of the sewer basin at his or her sole expense for the purposes of determining the routing and sizing of all off-site and on-site public sewer facilities necessary to provide both conveyance and treatment capacity and service to the plan amendment area and any tributary properties upstream or downstream of the rezoning area. (This requirement may be waived by the Pima County Wastewater Management Department if it determines that an acceptable study of the sewer basin has been recently completed.) The sewer basin study must be approved by the Pima County Wastewater Management Department before any rezonings may be approved within the plan amendment area
 - C. Upon approval of the basin study, the owner/developer shall enter into a master sewer

- service agreement with Pima County that specifies the improvements to be made to Pima County's public sewerage system and their timing.
- D. The owner/developer shall fund, design and construct the necessary wastewater collection, conveyance and treatment facility improvements necessary to serve the plan amendment area, as determined by the basin study, and in accordance with the area wide basin study that is to be prepared for the Swan Southlands project.
9. A cultural resources survey shall be conducted for any area where one has not been done, with mitigation measures developed for any identified cultural resources, as necessary. If required, a cultural resources mitigation plan will be submitted to the Pima County Office of Sustainability and Conservation— at the time of, or prior to, the submittal of any tentative plat or site specific development plan – fulfilling the requirements prescribed by the Office of Sustainability and Conservation.

Rezoning Policies 1, 2, 3, 4, 8, and 9 will be implemented through the rezoning conditions. Policies 5 and 7 have been met through the Site Analysis. The overall five residences per acre (RAC) density as preferred by rezoning policy 5 is met through the planned higher density housing adjacent to Wilmot Road to support future transit opportunities with adequate buffers to the south as demonstrated within the preliminary development plan (PDP). The RAC is achieved through utilizing buildable land area and will contain a mix of four to five RAC. A traffic impact study was submitted in the site analysis fulfilling rezoning policy 7.

The site analysis contains an executed agreement between the Vail School District and the property owner to fulfill policy 6. The owner agrees to contribute a \$1350 education fee for each residential lot to the Vail School District.

The objective of the LIU-3.0 land use designation is to designate areas for low-density residential and other compatible uses while preserving land with the highest resource value. The proposed *overall* RAC of three residences per acre conforms to the LIU 3.0 land use density and is achieved based upon all of the land area within the rezoning boundaries.

Special area policy S-18 Floodplain Management for the Lee Moore Wash Basin applies to the site which establishes development criteria based upon the Lee More Wash Basin Management Study.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	RH	Developed Residential/City of Tucson Undeveloped State Land
South:	RH	Developed Residential
East:	RH	Undeveloped Federal Land
West:	RH	Undeveloped State Land

The surrounding rural area has been characteristically large tracts of land that have been split by individuals and accessed by dirt roads. Limited cohesive development has occurred in the area. The single family residences existing in the area are served by well sites and on-site wastewater disposal systems and are generally 4.1-acre properties. The nearest subdivisions, Sycamore Canyon Estates and Sycamore Canyon Springs, lie approximately 5 miles to the southeast along Sahuarita Road and range in size from 2 to 4.1 acre parcels. Further east lies several subdivisions that are part of the greater Corona de Tucson area with water and public wastewater services available. The undeveloped Swan Southlands master planned development lies approximately three miles to the northwest of the subject rezoning site. The Santa Rita Ranch Specific Plan development lies to the southeast of the subject rezoning and the undeveloped Sahuarita Corners rezoning site is south of the subject rezoning. There are large amounts of State and Federal BLM

lands adjacent to or near the subject site. A high school, middle school and elementary school exist approximately 7 miles away on Houghton Road and are part of the Vail Unified School District. The nearest services approximately 6 miles away are located near the Houghton Road and Sahuarita Road intersections and are limited to an Ace Hardware store, Roadrunner Market convenience store with a gasoline station, a restaurant, post office, hair salon, doctor's office, and dance school. Recreational opportunities exist approximately 5 miles from the site within the Sahuarita District Park and the Southeast Regional Park. Hiking, biking and recreating within the Coronado National Park is located approximately 12 miles to the southeast.

PREVIOUS REZONING CASES ON PROPERTY

There has been no previous rezoning request for the subject site.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

Rezoning case Co9-11-08 – Andrada Road (Alignment) Rezoning for RH (Rural Homestead) to RH®, SR (Suburban Ranch), CR-5 (Multiple Residence-Small Lot Option), TR (Transitional), and CB-1 (Local Business) zones for 637.3 acres on two sites, located north and east of the subject property and approximately one mile east of the subject property. The rezoning was approved June 5, 2012 for a mix of commercial uses and a maximum of 1,736 single family residences. A master block plat will be submitted.

Past activity:

There has been a relatively small amount of land in the vicinity of the site that has been rezoned from original RH to GR-1 (Rural Residential). An attached map shows properties (in blue) within approximately one-mile of the site for which rezoning requests have been made from mid-1980 to 2008. Most rezonings were approved. Some were withdrawn or denied.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM

The subject property is located within the Maeveen Marie Behan Conservation Lands System (MMBCLS) classified as Important Riparian Area. The riparian areas are planned to be avoided but may require minimal disturbance due to the installation of streets or utilities. Any disturbed, undeveloped area will be revegetated. The site has been denuded from previous grazing resulting in damage or destruction of much of the natural vegetation. Any salvaged vegetation from the site due to development is planned to be replanted within the riparian areas to increase the vegetative value and may also be utilized in bufferyards. Approximately 118 acres of Important Riparian Areas or 30% of the site will be set-aside as natural open space.

PLANNING REPORT

Staff supports the request because the proposed residential development supports the Physical Infrastructure Connectivity Goals and Policies established by the recently adopted Comprehensive Land Use Plan, Pima Prospers. Pima Prospers encourages growth in areas within or in close proximity to existing infrastructure and supports development of regional economic opportunities and new development through well planned, infill sewer capacity expansions and the assurance that growth pays for itself. This proposal meets these policies by proposing additional expansion to the nearby Corona de Tucson Wastewater Treatment facility and the installation of a lift station funded by the developer. The developer will also fund the expansion of the Red Rock utility service area which will be dependent upon ground water. While this rezoning may not be considered as an "infill" project, looking at the subject site from a broader scope of previously approved rezonings, this does plan for additional connectivity and future expansion of infrastructure. Regional economic opportunities are created by the proposed expansion of wastewater infrastructure for development as a driver for stimulus of our economy.

Pima Prospers' Economic Development Goals and Policies also encourages the leveraging of the other regional collaborative efforts such as the Sonoran Corridor and also reaffirms the construction of infrastructure, commercial, residential, public and community facilities as an economic engine. The subject site lies within proximity to the proposed Sonoran Corridor and the Aerospace, Defense, and Technology Research and Business Park and may provide needed housing to support the future business growth planned for the corridor.

The applicants request is to rezone 359 acres to the CR-5 (Small Lot Option) zone. The development plans for 118 acres as set-aside MMBCLS natural open space, 16 acres of roadways, 5 acres of bufferyards, and 220 acres for development. CR-5 zoning allows a minimum lot size of 6,000 square feet while the small lot option allows greater flexibility with lot size permitting a reduced lot size of 2,000 square feet. This project proposes a variation of lot sizes ranging from 3,500 to 15,000 square feet. The location of the larger lots are planned as a transition between the neighboring, existing residential uses to the south containing 4.1-acre parcels. Higher density areas of the development are intended abutting Wilmot Road. A mix of density and housing products are planned for the site containing a total of 800 single family units. Single-story dwelling units and an increased, enhanced natural 100-foot bufferyard is planned along the southern boundary of the development to ameliorate the impact of the development to the existing neighbors. Standards from the landscape manual for bufferyards will be applied to the remainder site at the time of the master block plat. A bufferyard "C" is proposed for the entire site with the exception of a bufferyard "A" adjacent to Wilmot Road. Approximately 4,000 feet of the Wilmot Road Greenway trail will be constructed along the western boundary of the site. Development of the site is planned to be phased, beginning with a master block plat.

The property is relatively flat, contains widespread disturbance from grazing and is traversed by several washes. The limitations of the site arise from the MMBCLS designations of Important Riparian Areas around the washes. The Important Riparian Areas will be mostly avoided and set aside. The property contains a relatively dense pocket of saguaros along the southeastern and southern property boundary and a sparse population in the remainder of the subject site. Much of the salvaged vegetation from on-site will be incorporated into the proposed bufferyards and utilized to enhance denuded riparian areas within the subdivision. Three Pima Pineapple cactus and two cultural resources areas have been identified on site and surveys will be required prior to master block plat approval as demonstrated within the rezoning conditions. A native plant preservation plan will be submitted with the master block plat.

Concurrency of Infrastructure

Concurrency of infrastructure exists 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, subject to conditions
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection, subject to conditions

CONCURRENCY CONSIDERATIONS		
PARKS AND RECREATION	Yes	No objection
WATER	Yes	Red Rock subject to expansion area as described in site analysis
SCHOOLS	The development will cause schools to function over capacity.	No comments, Subject to the agreement in the site analysis
PARKS AND RECREATION	Yes	No objection

TRANSPORTATION REPORT

The Department of Transportation finds a secondary transportation concurrency concern for the proposed rezoning as the project is projected to contribute significant traffic volume to area roads. The developer will need to contribute towards improvements to satisfy the infrastructure deficiencies in the area. The site will be served by Wilmot Road, south of Andrada Road. The rezoning proposes 800 single family homes which could generate up to 8,000 average daily trips (ADT).

A traffic study for the site has been submitted, and will need to be current at the time site is platted. Preliminary findings show that left turn lanes on southbound Wilmot Road will be required for both access points, as well as left turn lanes for all approaches to the Wilmot Road and Sahuarita Road intersection. An exclusive right turn lane will also be required on the westbound approach to the Wilmot Road and Sahuarita Road intersection. Other major roadways in the vicinity of this project include Andrada Road and Sahuarita Road.

Wilmot Road is designated a medium volume arterial on the Major Streets Plan with a future right-of-way of 150 feet. The current traffic volume is approximately 500 ADT on a two lane dirt road. The Department of Transportation is currently upgrading this road to a paved at grade roadway with two, 11-foot wide travel lanes and 6-foot paved shoulders. Wilmot Road was established with a 60 foot right-of-way and an additional 15 feet was acquired from this property in preparation for the Wilmot Paving project. Therefore 30 feet of additional right-of-way will need to be dedicated to achieve the entire 75-foot half of the future arterial cross section. The paving project will not include drainage improvements that would result in all-weather access. As a condition of this rezoning the Department of Transportation will be requiring the developer to upgrade the Wilmot Road frontage to an all-weather arterial road with ½ the future roadway cross section. The capacity of Wilmot Road post construction will be approximately 15,930 ADT.

Andrada Road is located approximately 800 feet north of the rezoning site and is listed as a medium volume arterial with 150 feet of future right-of-way on the Major Streets Plan. The road is unpaved and in poor condition. There is no outlet on Andrada Road east of Wilmot Road and the road does not continue west of Wilmot Road. The intersection of Andrada Road and Wilmot Road is a t-intersection with a stop sign westbound approaching Wilmot Road.

Wilmot Road intersects with Sahuarita Road approximately 1 ½ miles south of the rezoning site. Sahuarita Road is a paved, two-lane high volume arterial with 200 feet of future right-of-way. Sahuarita Road has a speed limit of 50 miles per hour and capacity for 15,930 ADT. The current

traffic county for Sahuarita Road in the vicinity of this project is 7,463 ADT. Sahuarita Road has major drainage deficiencies and is frequently closed during rain events.

Roadway drainage is a major concern as there is no all-weather access to this site. Many of the neighborhoods in this region of the county, including the Corona de Tucson area, are cut off from entering or exiting their neighborhood due to road closures in heavy rain events. This has increasingly become an issue as this part of town has developed and population has increased. The Department of Transportation regularly fields calls and complaints from residents of this region who are concerned with emergency vehicle access and simple dissatisfaction with not being able to enter their communities. There is an expectation from home buyers that they will be able to access their homes from a county road, and that emergency vehicles will be able to reach them in the event of an emergency. The reality is that many of these neighborhoods are confined by large drainage crossings and are cut off in even minor rain events.

Although the Department of Transportation is paving Wilmot Road, drainage improvements are minimal and in no way constitute all-weather access. The County is currently studying Houghton Road, south of Interstate 10, with the hope of making drainage improvements that can alleviate some road closures. However, the funding far exceeds the ability to significantly improve the road. The applicant has referenced the use of impact fees in the site analysis report. Off-site roadway improvements have been eligible for impact fee credits in the past, however, earlier this year, the Arizona State Legislature passed revisions to the state statutes governing county impact fee programs. For the next four years, the program should function in its current format; but this new legislation will require major changes to the program. Because of the uncertainty regarding the impact of these new regulations, impact fees should not be considered a reliable mechanism for funding roadway improvements.

Department of Transportation has no objection to the request subject to rezoning conditions #4A-E.

FLOOD CONTROL REPORT

Regional Flood Control District has reviewed this request and has the following comments:

1. The site is impacted by regulatory floodplains associated with the Lee Moore Wash Basin Management Study as well as by Pima County Regulated Riparian Habitat most of which is designated as Important Riparian Area. Regulatory floodplains, primarily sheet flooding, occupy a large percentage of the site. Due to their extent and relatively shallow depth, encroachments are allowed. The Lee Moore Wash Basin Management Study established flow corridors in this location, but anticipated modifications to be made at the time of development. The Flood Control Resource Areas shown on the Regional Hydrology Maps are a composite of the Flow Corridors and Pima County Regulated Riparian Habitat.

The applicant has presented more detailed floodplain modeling which proposes to modify the Flow Corridors. This modeling and the Proposed Preliminary Flow Corridors will be evaluated at the time of development. The District does not object to boundary modification subject to approval of updated modeling. A condition is proposed to reflect this.

2. A detailed Preliminary Integrated Water Management Plan has been submitted for the projected 277 acre-feet per year of demand. This represents a modest increase from 272 based on existing zoning per the Site Analysis. Furthermore as described in the PIWMP the Central Arizona Groundwater Replenishment District (CAGRDR) will "replenish the groundwater used by Andrada 365" albeit in a different basin to my knowledge. However the wastewater from the project is to be treated and discharged upstream of the project at

Corona de Tucson. Drawdown analysis and additional hydro-geologic data has been submitted, and a demonstration of no impact to shallow groundwater areas has been provided as required by the current Site Analysis requirements for projects of this size. It also conforms to pending revisions to these requirements being implemented as part of Pima Prospers.

3. As required, staff has conducted the Water Resources Impact Analysis (WRIA) as follows:
 - A. The intention is for the site to be served by Red Rock Utilities which does not have access to renewable supplies. The letter from this provider included with the application indicates that the property is not within their current service area but application will be made to expand the area included in their Certificate of Convenience and Necessity from the Arizona Corporation Commission. A new well will be drilled and reservoir constructed to serve the development.
 - B. Per the ADWR Well Inventory the closest City of Tucson well located west and downstream of the site across Wilmot had depths to groundwater of 214 feet in 1973 and 245 in 2011. Groundwater depth in all adjacent residential wells was found to be below 275 feet. The applicant has submitted detailed analysis of these trends.
 - C. The site is not located within a covered subsidence zone.
 - D. The site is over five miles from Shallow Groundwater Areas.
 - E. The site is within the Tucson Hydrogeologic Basin, and the depth to bedrock is 9,600-11,200 feet.

Therefore, although large, the project is not expected to have direct adverse impacts on groundwater dependent ecosystems.

The District has no objection subject to the recommended conditions #5A-B.

WASTEWATER RECLAMATION REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced rezoning request and has the following comment:

A sewer basin study to determine the extent of the basin, including the conveyance sizing, pump location and sizing, and the Corona de Tucson WRF expansion sizing, to name a few, shall be provided for review and approval by PCRWRD prior to the submittal of block plat.

The PCRWRD has no objections to the proposed rezoning subject to the addition of rezoning conditions #6A-F.

ENVIRONMENTAL PLANNING REPORT

Environmental Planning has no objection to this request subject to the addition of condition #7.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request subject to the addition of condition #8.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation has no comment.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

US Fish and Wildlife has no comment.

WATER DISTRICT REPORT

The applicant proposes that the Red Rock Utility Company serve the subject site which will depend on groundwater and expansion of the service area.

SCHOOL DISTRICT REPORT

The Vail Unified School District has no comment. An agreement between the owner and the school district is contained with the site analysis.

FIRE DISTRICT REPORT

Corona de Tucson Fire District has no comment.

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. The owner shall:
 - A. Submit a development plan if determined necessary by the appropriate County agencies.
 - B. Record the necessary development related covenants as determined appropriate by the various County agencies.
 - C. Provide development related assurances as required by the appropriate agencies.
 - D. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.
2. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
3. A master block plat along with the studies and/or plans required by various departments shall be submitted prior to any individual subdivision plats.
4. Transportation conditions:
 - A. Access shall be designed to provide cross access between the rezoning site and the adjacent property to the east. Provision shall also be made for future access to Andrada Road, when and if constructed.
 - B. The property owner shall dedicate 30 feet of right-of-way for Wilmot Road.
 - C. The property owner shall construct half of the future 150-foot arterial roadway cross section including drainage infrastructure along the Wilmot Road frontage. The frontage of the rezoning site shall be built as an all-weather roadway.
 - D. The property owner shall notify all future home buyers of the lack of all-weather access in the vicinity of this project.
 - E. The property shall be limited to 2 access points on Wilmot Road.
5. Regional Flood Control District conditions:
 - A. Flow Corridors equivalent to the Flood Control Resource Areas as shown on the Pima Prosper Regional Hydrology Maps shall be created in order to preserve flow conveyance and provide wildlife connectivity. Flow Corridors should minimize

encroachment into the Important Riparian Area and shall remain undisturbed open space. Flow Corridors are subject to review and approval by the District.

- B. Water conservation measures identified in the Preliminary Integrated Water Management Plan shall be implemented with the development. Where necessary as determined at the time development plan is submitted, provisions for permanent maintenance of these measures may also be required to be included in the project's CC&Rs and a Final Integrated Water Management shall be submitted to the District for review and approval at the time of development.

6. Regional Wastewater Reclamation conditions:

- A. The owner 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 owner to that effect.
- B. The owner acknowledges and agrees that there is no existing treatment facility for this development in the Southlands Service Basin and that the Corona de Tucson WRF was not designed to provide service for these downstream parcels. Any connection to the Corona de Tucson WRF will require augmentation of the treatment capacity.
- C. The owner acknowledges and agrees that in order to be served by the Corona de Tucson WRF, a conveyance system must be constructed by the owner. Pima County shall decide whether this system will be conveyed to public ownership, or operated as a private sewer system by the owner.
- D. The owner shall prepare a study of the sewer basin at his or her sole expense for the purposes of determining the routing and sizing of all off-site and on-site private or public sewer facilities necessary to provide both conveyance and treatment capacity and service to the rezoning area, and / or for the purpose of conceptual phasing of a pump station. The owner shall fund, design and construct the necessary wastewater collection, conveyance and treatment facility improvements necessary to serve the rezoning area, as determined by the basin study.
- E. If Pima County allows the conveyance system to be public, the rezoning area may be seweraged using public sewers, if and only if the owner meets the following conditions:
 - 1) The owner may fund, design and construct 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 Pima County Regional Wastewater Reclamation Department.
 - 2) Upon approval of the basin study, the owner shall enter into a master sewer service agreement with Pima County that specifies the improvements to be made to Pima County's public sewerage system and their timing.
 - 3) A sewer master sewer service agreement must be approved by the Pima County Regional Wastewater Reclamation Department prior to approval of a master block plat, any tentative plat, development plan, sewer construction plan, or request for building permit.
 - 4) Should the rezoning area be serviced to the Corona de Tucson Wastewater Treatment facility, the owner shall provide all weather, unrestricted vehicular access to all new public sewer manholes within the rezoning area. The owner shall obtain all necessary public sewer easements within the rezoning area prior to approval of a master block plat, any tentative plat, development plan, sewer construction plan, or request for building permit at his / her own expense.
- F. No more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review, the owner shall obtain

written documentation that sanitary sewerage treatment and conveyance capacity for the proposed development will be available when needed to serve the development.

7. Environmental Planning conditions:

- A. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

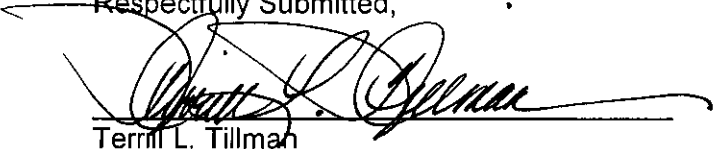
Invasive Non-Native Plant Species Subject to Control

<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alhagi pseudalhagi</i>	Camelthorn
<i>Arundo donax</i>	Giant reed
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus rubens</i>	Red brome
<i>Bromus tectorum</i>	Cheatgrass
<i>Centaurea melitensis</i>	Malta starthistle
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Cortaderia</i> spp.	Pampas grass
<i>Cynodon dactylon</i>	Bermuda grass (excluding sod hybrid)
<i>Digitaria</i> spp.	Crabgrass
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eragrostis</i> spp.	Lovegrass (excluding <i>E. intermedia</i> , plains lovegrass)
<i>Melinis repens</i>	Natal grass
<i>Mesembryanthemum</i> spp.	Iceplant
<i>Peganum harmala</i>	African rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola</i> spp.	Russian thistle
<i>Schinus</i> spp.	Pepper tree
<i>Schismus arabicus</i>	Arabian grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix</i> spp.	Tamarisk

8. Cultural Resources condition: Archaeological field inspections (submitted with the Site Analysis Appendix C) resulted in a finding of cultural resources on the subject property. The reports did not include a Significance Assessment of sites--However, it appears that the sites may not be eligible for listing in the NRHP. Formal review and submittal of survey report(s) to Office of Sustainability and Conservation will be required at the time of the master block plat.
9. Adherence to the preliminary development plan as approved at public hearing. A maximum of 800 dwelling units is allowed.
10. The planning and development of the subject site shall occur such that transportation, wastewater, recreational, and other major infrastructure, and the protection of riparian areas and other natural resources are integrated and coordinated.

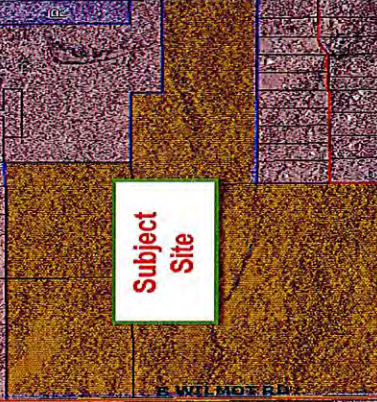
11. Parcel code 305-23-0260 shall be developed at an average density of four residences per acre per the comprehensive plan amendment resolution 2009-240. The density calculation is based upon lot area.
12. A mix of housing types shall be provided to insure a diverse community. Residential densities shall support multi-modal transportation opportunities including public transit even if such transit facilities are not currently in close proximity.
13. The subject site shall be surveyed for presence of the Pima pineapple cactus and its habitat. Surveys shall be conducted by an entity qualified to perform biological surveys. Surveys shall be done according to the most recent protocol approved by the U.S. Fish and Wildlife Service. A report containing the results of these surveys and copies of any data collected shall be provided to Development Services prior to master block plat approval. If Pima Pineapple cactus are found to be present on the project site, a copy of the report shall also be sent to the Arizona Game and Fish Department's Heritage Data Management System.
14. The owner shall provide a 100-foot bufferyard and one row of single-story homes along the southern boundary of the subject properties and abutting the Mann Avenue frontage.
15. 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.
16. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights: "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(l)."

Respectfully Submitted,

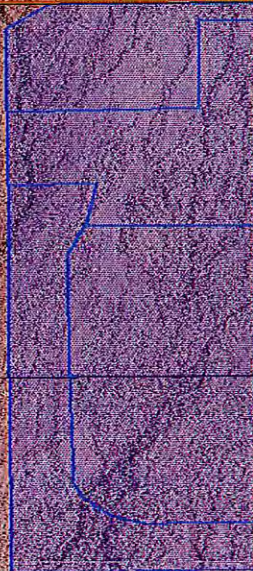


Terrill L. Tillman
Senior Planner

c: William Carroll, Engineering and Environmental Consultants, Inc. (EEC), 4625 E. Ft. Lowell Road, Tucson, AZ 85712
Mark Weinberg and Robert Tucker, P.E., Andrada Wilmot 180 LLC, 2200 E. River Road #115, Tucson, AZ 85716



Subject Site



**P16RZ00007 Andrada Wilmot 180, LLC -
S. Wilmot Road Rezoning**
Surrounding area rezonings within one-mile of the subject property are indicated in blue



WILMOT RD

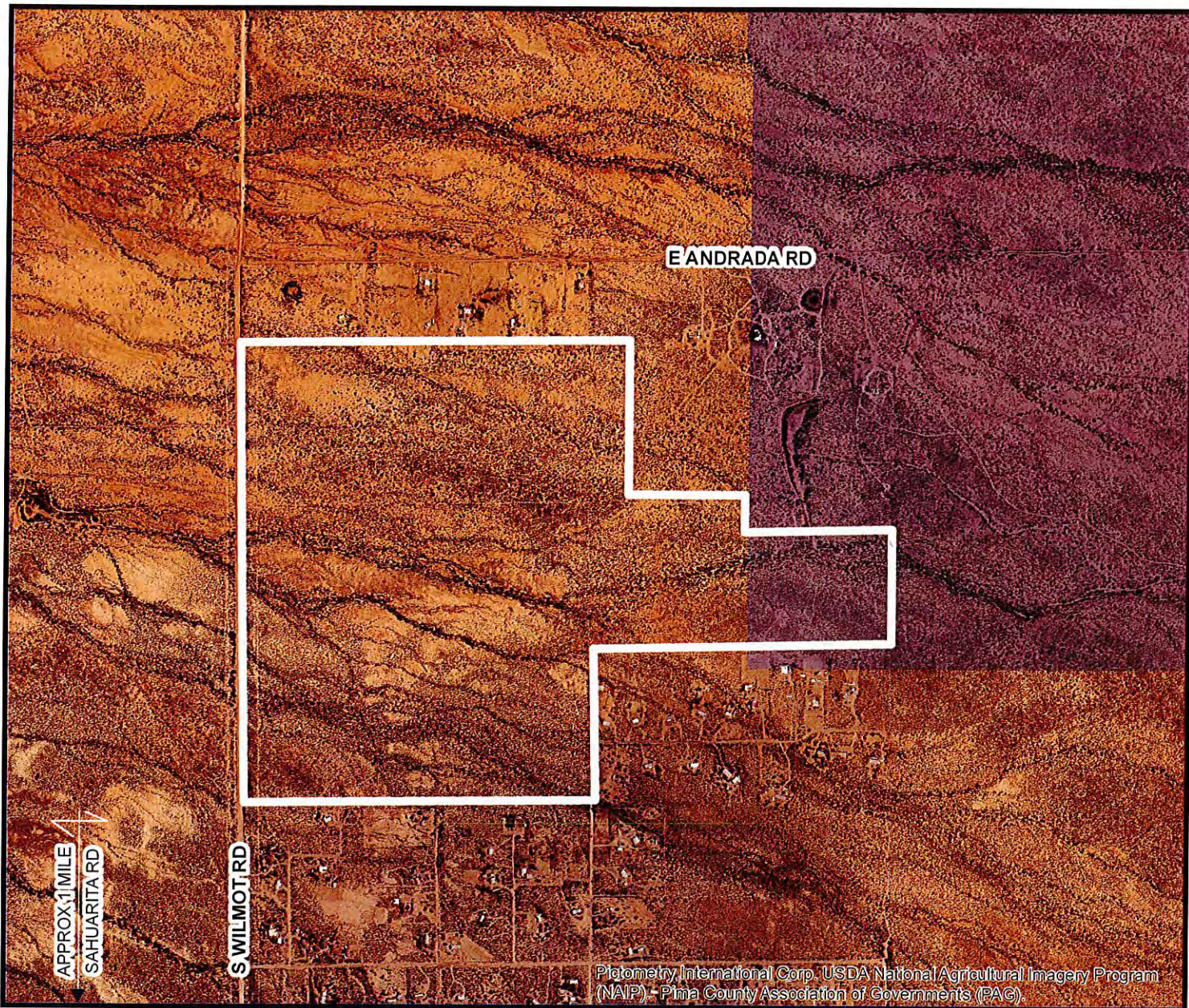
WILMOT RD

S WILMOT RD

Case #: P16RZ00007

Case Name: ANDRADA WILMOT 180 LLC - S. WILMOT ROAD REZONING



Tax Code(s): 305-23-018C, 305-23-0260, 305-23-0270 & PTN OF 305-23-018A



Pictometry International Corp. USDA National Agricultural Imagery Program (NAIP) - Pima County Association of Governments (PAC)

0 550 1,100 2,200 Feet




**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

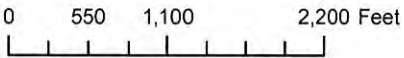
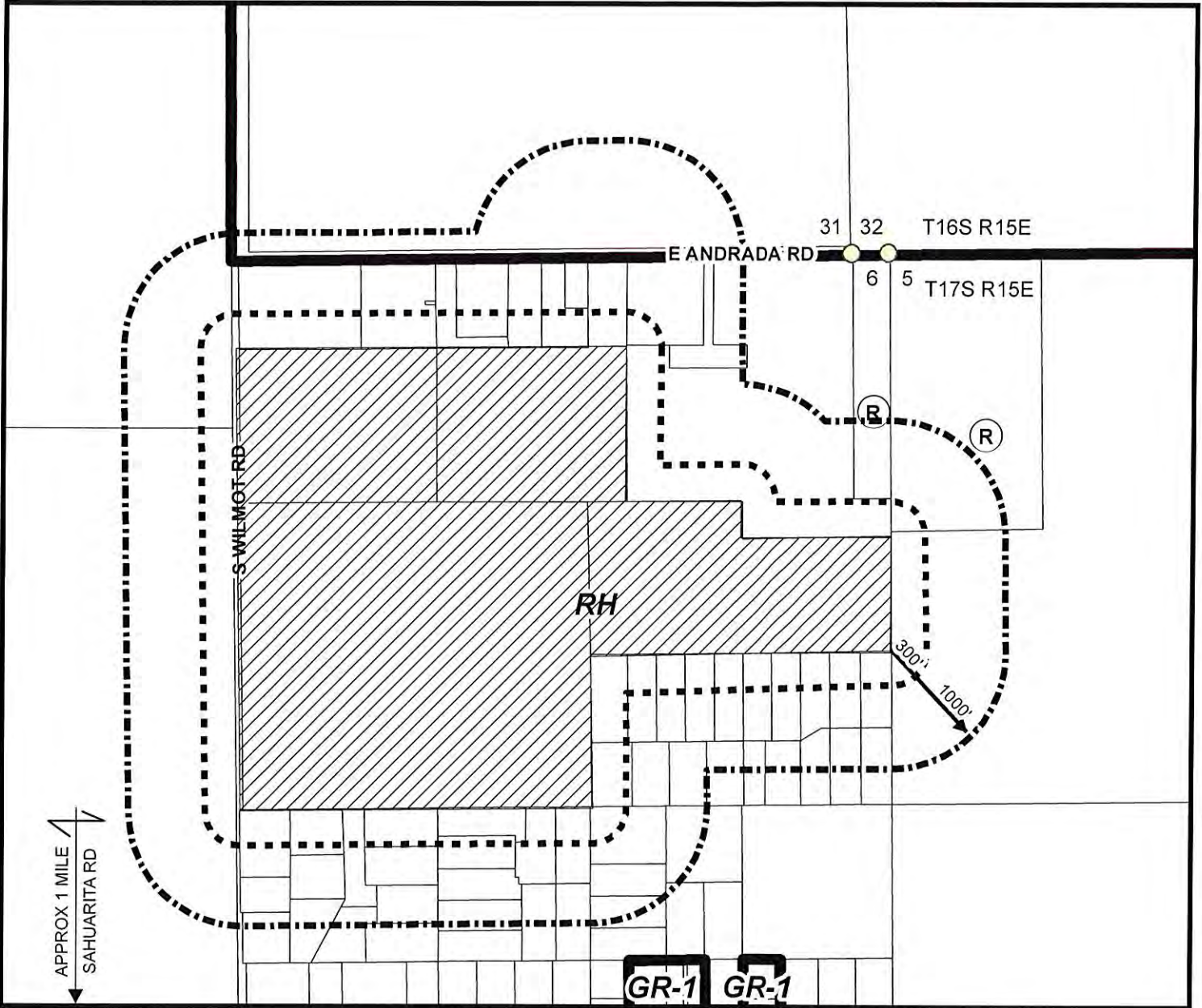
	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10/CO7-07-25		
	Planning & Zoning Hearing: 09/28/16 (scheduled)		
	Base Map(s): EPC	Map Scale: 1:16,000 Map Date: 09/08/2016 ds	


Case #: P16RZ00007

Case Name: ANDRADA WILMOT 180 LLC - S. WILMOT ROAD REZONING

Tax Code(s): 305-23-018C, 305-23-0260, 305-23-0270 & PTN OF 305-23-018A

-  300' Notification Area
-  1000' Notification Area
-  Zoning Boundary



Area of proposed rezoning from RH to CR-5 

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**






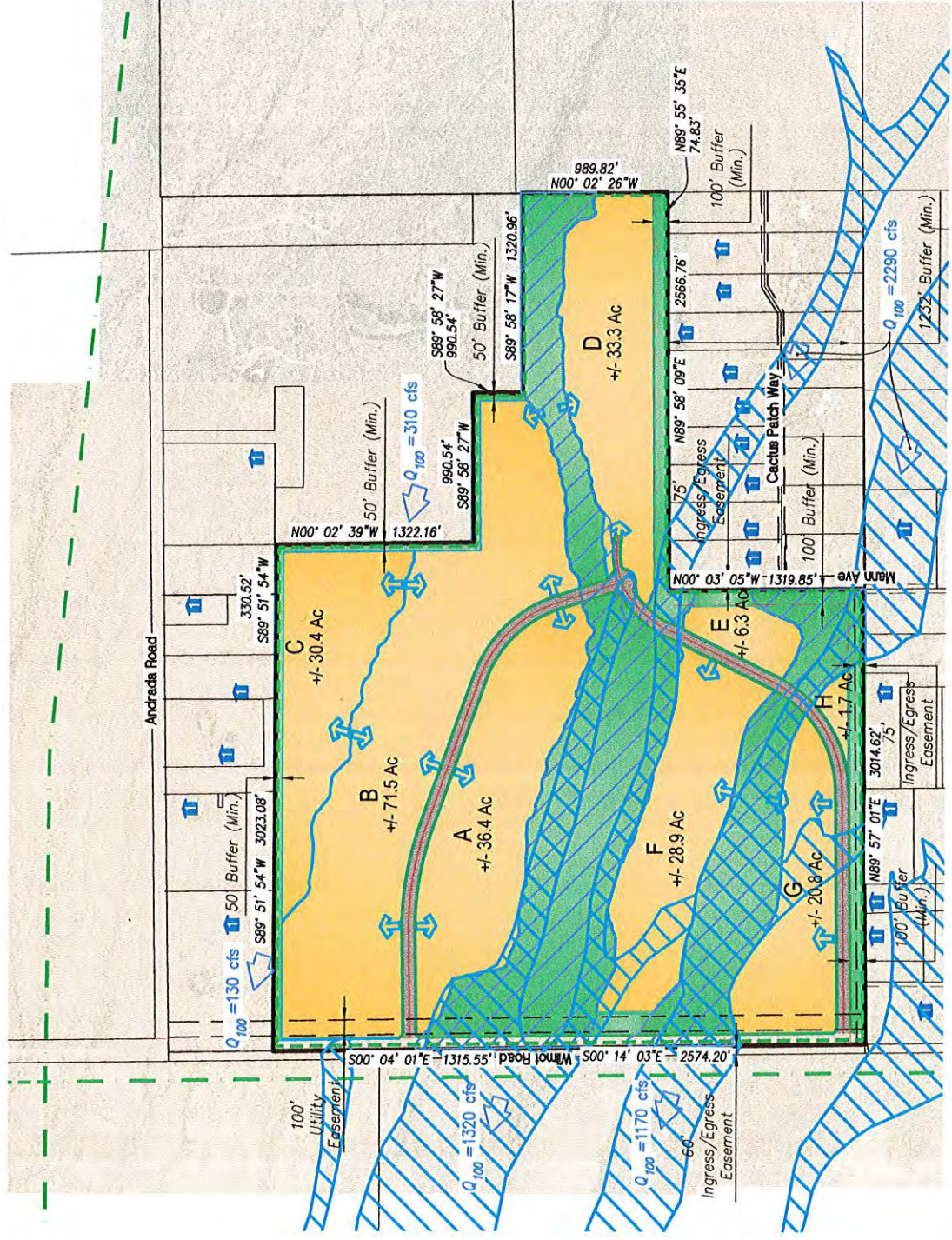
	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN C07-13-10/C07-07-25		
	Planning & Zoning Hearing: 09/28/16 (scheduled)		
	Base Map(s): EPC	Map Scale: 1:16,000 Map Date: 09/08/2016 ds	

FIGURE II-B1 PRELIMINARY DEVELOPMENT PLAN

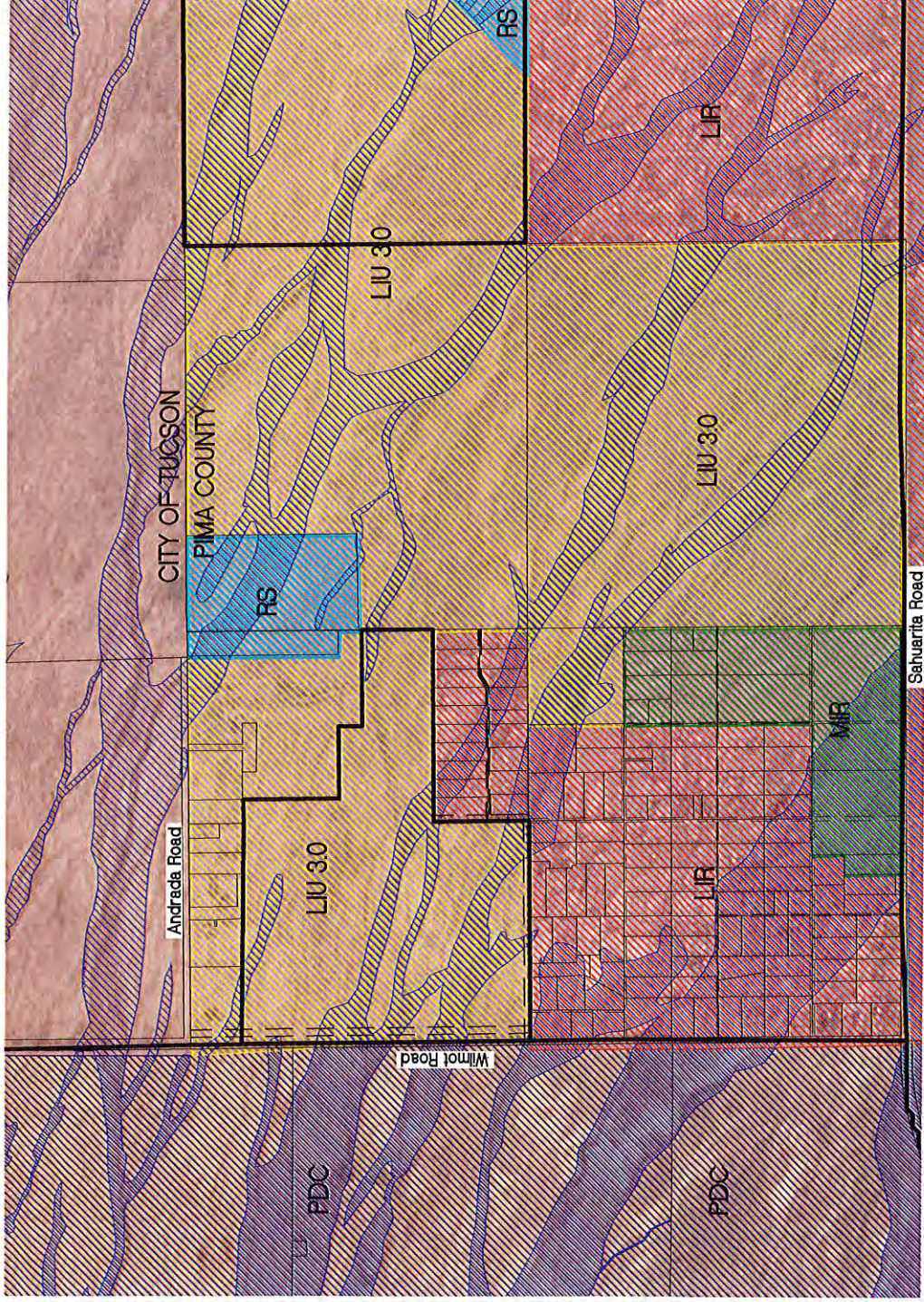
- LEGEND**
-  Existing Building and Number of Stories
 -  Planned Future Greenway
 -  100-year Floodplain
 -  Important Riparian Areas
 -  Bufferyard "C"



Note: The internal circulation system shown on this PDP is conceptual. The final configuration will be determined at the time of future plat submittals subject to Street Layout and Connectivity provisions in the Pima County Subdivision Street Standards.



FIGURE I-A.4e
SURROUNDING
COMPREHENSIVE PLAN



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.

- a. 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 to be contiguous with other dedicated natural open space and public preserves.

1) *Low Intensity Urban 3.0 (LIU-3.0)*

- a) Residential Gross Density:
 - i) Minimum – none
 - ii) Maximum – 3.0 RAC.

- b) Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - i) Minimum density – 1.5 RAC
 - ii) Maximum density – 3.0 RAC.

September 2, 2016

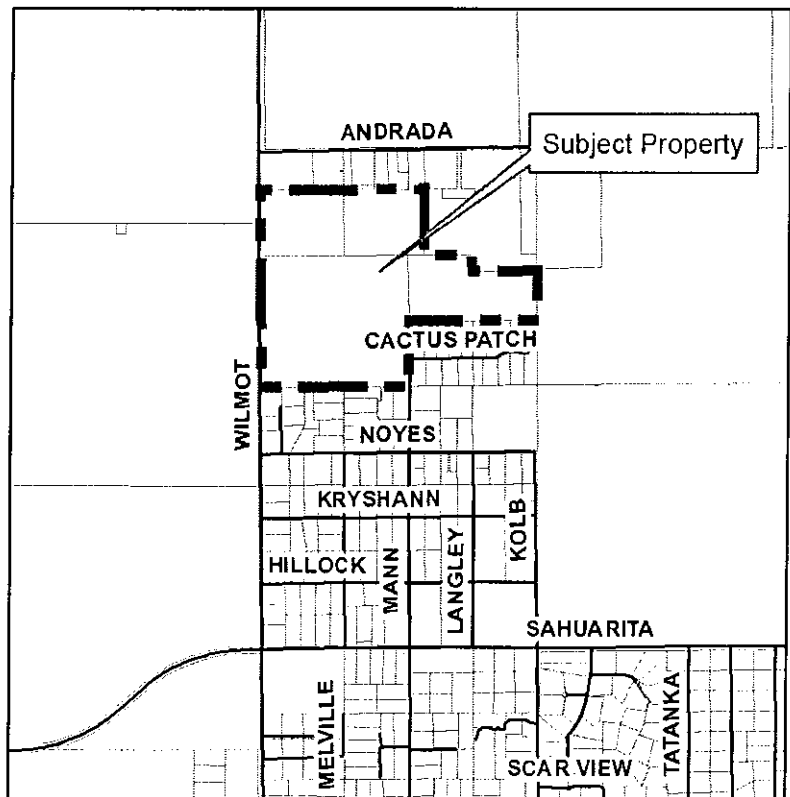
Dear Neighbor:

The Planning Center invites you to attend a neighborhood meeting regarding the proposed rezoning request for a single-family residential development. The subject property is located on approximately 358 acres on the east side of Wilmot Road, approximately one-mile north of Sahuarita Road (see location map below). The proposal is to rezone the existing SR (Suburban Ranch) zoning to CR-5 (Multiple Residence Zone). The Pima Prospers Comprehensive Plan designation is Low Intensity Urban 3.0. The rezoning proposal is for single family residential development with an overall gross density of less than three homes per acre and approximately 118 acres of open space.

At this neighborhood meeting, we will present the proposed rezoning, discuss the incorporation of the 2007 neighborhood agreement(s) and comprehensive plan policies, as well as answer any questions and receive comments on the proposal.

The meeting will be held on **Wednesday, September, 14 2016 at 6:00 p.m.** at **Andrada Polytechnic High School** in the cafeteria/common area. The address is **12960 South Houghton Road**.

Please contact Kelly Lee or Linda Morales at The Planning Center with any questions or comments at (520) 623-6146.





THE PLANNING CENTER
a division of TPC Group, Inc.

Neighborhood Meeting
Sign-in Sheet
Wilmot Park Rezone

9/14/2016

Name	Address, Zip Code	Phone	Email Address
Richard Munyon	6735 E. Noyes, Sahaurita		
Christine Martin	6711 E. Noyes, Sahaurita	580 907-0589	CMartin444@msn.com
Nonyia Montano	7415 E. Random Blvd, DE 85710	520 9757145	nonyia2shoret@hotmail.com
Emory & Nancy Forker	6800 E. Andrade	403-1809	
Mike Gilliland	15467 S. Cindy Lane	520-349-2917	Gilliland05@msn.com
ELIZABETH CHESLEY	6887 E. CACTUS PATCH WAY	590 400-5401	lizzygirl1279@hotmail.com
Jack Mcgowan	16100 S. SAHURITA FL.	520 990-0387	SKIDSTEERDLR@MSN.COM
Thomas Schenek	6735 E. Hellock	404-9556	FIVEOAR@AOL.COM
CA Flores (Trust)	6577 E. Krishann	3365185	Floresfn@gmail.com
MAEK + JOE EVANS	6711 E. CACTUS PATCH WAY	548-3864	EVANSMH6@MSN.COM
Jennifer Arnold/Merrell	10411 E. Noyes St 85629	834-60087	Jmtrouble84@aol.com
Klaus FEDERLIN	6850 E. CACTUS PATCH	602 4320111	Klaus1257@hotmail.com
JAY+Ann beecroft	6900 E. Noyes	520-762-9269	
GARRY KANNER	15520 S. LANGLEY - 85629	762-9858	
Alberto Morayou	6399 E. KOLYSHANN ST	762-8655	N/A
Siberto & Jose Pinehita	6399 E. KOLYSHANN ST 6555 E. KYS HANNA ST	520 905 2368	N/A
DIANA DECKER	72605 CAMINO CARMEN	578-1545	N/A

5/11/16



Wilmot Park Rezone

6:00 pm, Wednesday, September 14, 2016

Location: Andrada Polytechnic High School

In attendance:

Robert Tucker- Developer Representative
Mark Weinberg- Developer Representative
Michael Racy- Racy & Associates
Linda Morales- The Planning Center
Kelly Lee – The Planning Center

Meeting Notes:

This meeting was a requirement of the rezoning process for Pima County. All neighbors within ½ mile and all neighborhood associations within one-mile were invited to this meeting. Meeting Fact Sheets (enclosed) were handed out and a PowerPoint presentation was shown. The PowerPoint slides included:

- An aerial display showing the site and surrounding property
- An existing zoning display showing the existing property zoning and surrounding zoning
- Pima County Comprehensive Plan Map
- Conceptual Site Plan
- Rezone Process Slide

The following is a list of questions from the neighbors in attendance and responses. All questions are grouped into categories for ease of review.

Transportation

Neighbor comment: Sahuarita Road is not a 4-lane road in the vicinity of Avis Acres & the Subject Property.

- Response: You are correct; it is 4-lane west of the site.

Neighbor comment: Did you say there are building 4-lanes on Wilmot?

- Response: Wilmot Road will be paved for 2 lanes this year. The future right-of-way accommodates for 4 lanes.

Neighbor comment: Where will all the new traffic go?

- Response: Wilmot Road is being paved this year and according to the Traffic Impact Study (TIS) done for the site, the traffic will be distributed, some going south toward Sahuarita Road and some going north to Interstate 10. In addition, the Sonoran Corridor will be constructed in the vicinity and utilized by traffic from the site.

Neighbor comment: I understand the County will not be adding bridges to Wilmot Road as part of the improvements plans. Will this mean that 800 homes will be subject to road closures during flooding?

- Response: Yes, this is the nature of the area.

Neighbor question: Will you be accessing Andrada? Does Andrada go through to Houghton?

- Response: All access will be directed to Wilmot Road. Andrada will not be improved.

Site Plan

Neighbor question: How many homes are proposed?

- Response: 800 homes, which is scaled back from what is permitted at 3 homes per acre. 3 homes per acre on 359 acres equates to approximately 1,077 homes.

Neighbor question: What's the density within the yellow zone? Will it be one-story or two-story?

- Response: The homes will be clustered to approximately 4 to 5 RAC within the developable areas. The overall density is less than 4 homes per acre. The overall is an average of the entire site; not just the developable areas. The perimeter adjacent to existing development will be restricted to one-story development.

Neighbor question: What about the agreement for density and buffer?

- Response: We are in conformance with agreement and the Comprehensive Plan with an overall density of less than 3 RAC. In regards to the buffer, we would like to meet with the individual property owners most directly affected by this buffer. We can speak with them after this meeting and within the time prior to the Planning Commission meeting.

Neighbor comment: this buffer affects more than just the properties adjacent. What about the agreement?

- Response: We are in agreement with approximately 90% of the agreement; however, we would like to revisit the buffer with the neighbor most directly affected that live adjacent to the south boundary.

Neighbor comment: I've owned my property since 2004 and I was never noticed for the plan amendment.

Neighbor question: Will there be commercial development on the corners?

- Response: No

Neighbor question: What is the plan for Development Area C?

- Response: Area C is planned for 5 residences per acre. The county recommends the area along the north be planned for higher densities in order to

support multi-modal transportation opportunities including public transit even if such transit facilities are not currently in close proximity.

Neighbor question: What is the buffering plan for Cactus Patch Way since it wasn't included in the original plan amendment?

- Response: We need to discuss this with the property owners off Cactus Patch Way. Please come see us after the meeting.

Neighbor question: What type of input does Diamond have with homebuilders?

- Response: Diamond has relationships with all the national builders in town. The rezoning conditions will put restrictions on future builders to enforce design restrictions and development regulations.

Neighbor question: What are the price ranges for the future home sites?

- Response: It is unknown at this time but the prices could range between \$160-250K.

Neighbor question: Will there be street lights?

- Response: No, the site is subject to the Dark Sky Ordinance. There will be lights on the homes; but no street lights.

Wells

Neighbor question: What about the wells proposed? How big will they be? Where will you put it? You may recall that a well is not allowed within the plan amendment area per the 2007 agreement. I'm concerned because it's all the same aquifer and our wells have been affected by other development in the area, including the Tucson Water Wells along Houghton Road. How will you guarantee the wells won't be sucked dry in 5 to 10 years?

- Response: The development will be served by a private water company. Water companies are regulated by the Arizona Department of Water Resources (ADWR). In order to permit a water company, strict studies are required including a requirement for a 100-year water supply. In addition, there will be well spacing, well depth and several other requirements that would apply to unregulated wells.

Neighbor question: Do you take into consideration other proposed development in the area and how much water they will use? How will you enforce how much water people will use?

- Response: All new homes are constructed with low-flow toilets and other water saving features. Water Harvesting is required in all common areas. New subdivisions use significantly less than water than in unregulated areas.
- Neighbor comment: Average 3.4 people per home with 800 homes equates to more people, and thus, more water usage.

Neighbor question: Do you anticipate that the Well used for this property will serve Hook M? Will it be a deep well? How far is Hook M from the subject property?

- Response: Yes, to both questions. Hook M and Wilmot Park will have the same water utility and subject to ADWR regulations. Hook M is approximately 1.5 miles east of the subject site.

Neighbor question: What is the recourse if something happens to our wells?

- Response: The science and engineering involved with gaining a water service permit through ADWR is rigorous. If something happens with your wells, you can contact ADWR to file a complaint. On a positive note, once there is a water utility in the vicinity of your property, there is more potential to make a connection.

Neighbor question: What about wastewater?

- Response: The site will be served by Pima County Wastewater and recharged at Corona de Tucson plant. The recharge will benefit the aquifer.

Neighbor question: Can the site be served with reclaimed water?

- Response: There are no plans for reclaim lines in this area to date.

Flood Control

Neighbor question: What about the washes and flooding issues?

- Response: Drainage Reports have been submitted in conjunction with the rezoning submittal. Pima County Regulations do not allow an increase in volume or velocity coming off the property. Catch basins will be required to slow runoff and allow the water to soak into the ground.

Neighbor comment: I live near Sahuarita Road. The homes that were developed south of my home caused drainage issues on my property.

Neighbor question: What is the recourse for flooding on my property? Will Diamond Venture stay involved throughout the development of the site?

- Response: I would suggest you contact Pima County Flood Control and file an official complaint. Diamond Ventures will be involved and be constructing the infrastructure for the site. They will be available to discuss any concerns through the course of development.

Misc

Neighbor question: What is the phasing plan?

- Response: Construction will not start for 3 years.

Neighbor question: What about wildlife? I moved out here for the open space and wildlife. I don't want to look at walls and houses.

- Response: Approximately 40% of the site will remain as open space.

Neighbor question: Who is going to police the area?

- Response: Pima County Sheriff

Neighbor comment: I am disappointed in the short amount of time given to us to review the rezoning plans. Just because it is short timing doesn't mean we can't object.

Neighbor question: Will my property values go down?

- Response: No, the Assessor will not reassess your home due to the development of this property.

Neighbor question: What about dust control?

- Response: The County has strict guidelines for dust control. Water trucks will be on-site and will be consistently watering to eliminate dust problems.

Neighbor question: Will they be able to salvage plants?

- Response: Yes, the development is subject to the Pima County Native Plant Preservation Ordinance.

Neighbor question: On open space areas, what is planned?

- Response: There will be some trails and recreation areas planned within the open space areas.

Neighbor question: Will there be one HOA?

- Response: There will a master HOA and individual subdivisions may also have their own HOA's.

Meeting end time: 8:00 p.m.

Author: Kelly Lee, The Planning Center



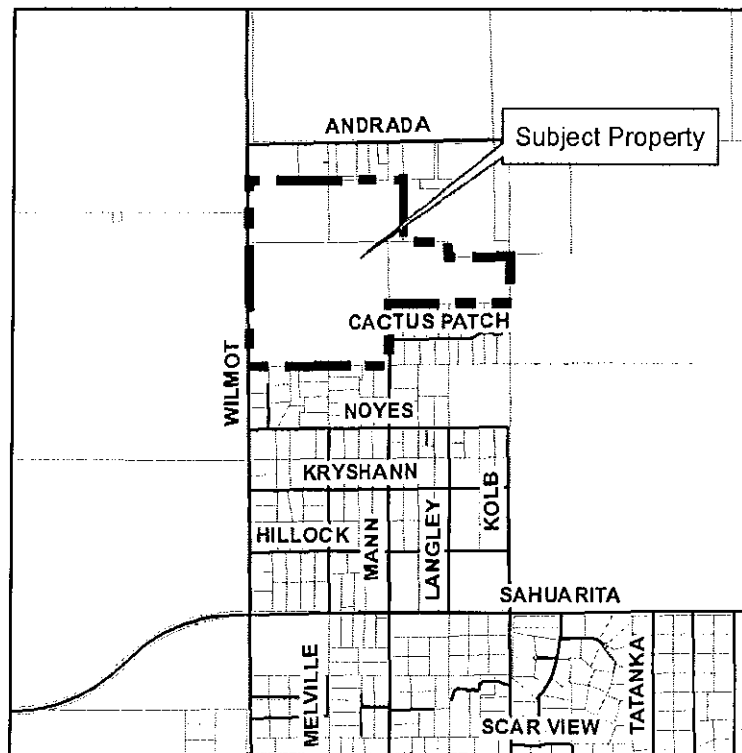
September 16, 2016

Dear Neighbor:

The Planning Center invites you to a **follow up meeting** regarding the proposed rezoning request for a single-family residential development. The subject property is located on approximately 358 acres on the east side of Wilmot Road, approximately one-mile north of Sahuarita Road (see location map below). The proposal is to rezone the existing RH (Rural Homestead) zoning to CR-5 (Multiple Residence Zone).

At this neighborhood meeting, we will discuss the landscape buffers and screening adjacent to the south boundary of the subject property with the property owners living directly adjacent to the site. **The meeting will be held on Thursday, September, 22 2016 at 6:00 p.m. at Andrada Polytechnic High School in the cafeteria/common area. The address is 12,960 South Houghton Road.**

Please contact Kelly Lee or Linda Morales at The Planning Center with any questions or comments at (520) 623-6146.





THE PLANNING CENTER
a division of TPC Group, Inc.

Neighborhood Meeting
Sign-in Sheet
Wilmot Park Rezone

9/22/2016

Name	Address, Zip Code	Phone	Email Address
Mr. Mrs Robert Brown	7057 E. Cactus patch way 85629	(520) 631-5723	rrad15@yahoo.com
To Ann Nehs	6751-E. Cactus patch way 85629	520 762 1976	JNEHS47888@GMAIL.COM
FANNY KAMBER	15520 S. LA MABLE AVE!	520 762 9852	BKANNNER@GMAIL.COM
Efrain I lead	6609 E Noyes st. 85629	-520-461-4919	Lorel Balda20@MSU.
Richard Daggert	7009 E Cactus Patch Way	762-1949	h00fhenetel44ven@1952.com
KLAUS FEUERLIN	6850 E CACTUS PATCH WAY	602 432011	klaus1257@hotmail.com
JULIE EVANS	10111 E. Cactus Patch Way	520-247-3844	evansjudie@hotmail.com
Kyle Barnes	19355 S. Candy Lane	(520) 390-3623	KC.of.Fuesser@gmail.com
Mike Gilliland	15467 S Candy lane	520 349-2913	Mike.Gilliland@USFOODS.COM
Casin Mearns	6411 E Noyes St	520 546-6643	jimtrouble01@aol.com
Carlos Macias	6670 E. Andrada Rd. 85629.	520-300-3232	Carlos Cash Macias@gmail.com
ELIZABETH CHESLEY	6987 E CACTUS PATCH WAY	520.400.5401	608220 1724jv1819@hotmail.com
Kathy Gilliland	6913 E Cactus Patch Way	520-390-5682	608220 kathygilliland@gmail.com
Raymond	15468 S Candy Lane	520 669-7412	raymond@usfoods.com



September 23, 2016

Terri Tillman
Senior Planner
201 North Stone, 2nd Floor
Tucson, Arizona 85701

Subject: Wilmot Park Rezone, P16RZ00007

Dear Terri:

The following is the agreement made between the adjacent neighborhood and the Wilmot Park representatives on the landscape bufferyards and screening for the southern boundary of the Wilmot Park.

1. Setback: Minimum 100-feet along the entire southern boundary of the site, detailed as follows:
 - a. Subject Parcel 305-23-0260 (southern boundary) will have a 100-foot bufferyard consisting of:
 - 20' enhanced landscape bufferyard (immediately adjacent to the property line with the neighbors) with additional low-water use landscaping and irrigation, expanded to 40' at key locations where existing improvements such as homes, barns, corrals and arenas are in close proximity to the property line
 - 80' natural buffer (may include drainage improvements to be revegetated);
 - 60-foot Right-of-Way generally as shown on the Preliminary Development Plan
 - The first row of homes limited to single story building height
 - b. Subject Parcel 305-23-0260 (eastern boundary) & 305-23-027B will have a 100-foot bufferyard consisting of:
 - 20' enhanced landscape bufferyard (immediately adjacent to the property line with neighbors) with additional low-water use landscaping and irrigation, expanded to 40' at key locations where existing improvements such as homes, barns, corrals and arenas are in close proximity to the property line
 - 80' natural buffer (may include drainage improvements to be revegetated);
 - The first row of homes limited to single story building height

Please let me know if you have any questions or comments at 520-209-2637 or klee@azplanningcenter.com

Thank you,

Kelly Lee, Project Manager



Wilmot Park Rezone

6:00 pm, Thursday, September 22, 2016

Location: Andrada Polytechnic High School

In attendance:

Robert Tucker- Developer Representative
Mark Weinberg- Developer Representative
Michael Racy- Racy & Associates
Linda Morales- The Planning Center
Kelly Lee – The Planning Center

Meeting Notes:

This meeting was a follow up meeting to our initial meeting on 9/14. All the neighbors along the southern boundary of the site were notified by mail and the Avis Acres Preservation Coalition was notified via email and invited the entire neighborhood via email. The following exhibits were presented at this meeting:

- An aerial display showing the site and surrounding property
- An aerial display showing the distances between the homes directly south of the site and the Wilmot Park Southern Property Boundary
- Cross Section A showing the landscape bufferyard between parcel 305-23-0260 and Wilmot Park
- Cross Section B showing the landscape bufferyard between parcel 305-23-0260 and Wilmot Park
- Cross Section C showing the landscape bufferyard between parcel 305-23-027B and Wilmot Park

The following is a list of questions from the neighbors in attendance and responses. All questions are grouped into categories for ease of review.

Cross Section A

Neighbor comment: What is the density of the project?

- Response: The overall gross density is 2.23 RAC and the net density is 4.4 RAC.

Neighbor comment: Cross Section A shows 180 feet between the property line and the proposed row of homes? Isn't this riparian area?

- Response: No, the only area of riparian/100-year floodplain is in the southeast corner.

Neighbor question: Where will the homes be? Will they be clustered?

- Response: For Cross Section A, the homes will be on the north side of an internal 60-foot right-of-way. They will be clustered small lot option homes in

order to leave the wash areas as open space. The homes will be clustered in rows.

Neighbor comment: Where will the wall be? We don't want walls along the property lines.

- Response: The patio walls will be 5 feet high located at the rear of the proposed homesites behind a 20-foot rear yard.

Neighbor comment: Will the rows of homes closest to the south boundary be single story?

- Response: Yes

Neighbor question: Will our agreements on landscape bufferyards and setbacks run with the land?

- Response: The agreements will become rezoning conditions. They will be enforced by Pima County as they go through the subdivision platting process.

Neighbor question: What is the closest (Avis Acres) home to the north property line?

- Response: I believe it is 60 feet. The home furthest away from the north property line are +/-520 feet.

Neighbor question: Will the 20-foot enhanced landscape buffer be dense enough to block out noise?

- Response: The 20-enhanced landscape area (at maturity) will be dense enough to screen views. The landscape typically does not help with sound mitigation. It is the increased building setback in combination with block patio wall around the perimeter of the proposed backyards that will help mitigate for sound. In fact, to have a true sound wall, you would need a 20-foot wall, which is not recommended for this project. Also the traffic pattern is anticipated to be 70% utilizing the access near the north boundary and 30% utilizing access closer to the south boundary.

Neighbor comment: What is the speed limit for the internal roadways?

- Response: 35 mph

Neighbor question: For the row of homes closest to Avis Acres, can you make them wider lots?

- Response: The potential for wider lots is unlikely. The site plan dictates for a rows of homes, east to west, which make the lots oriented north-south.

Developer suggestion: What about creating a larger enhanced buffer for the homes closer to the Wilmot Park property line and arena and/or barn owners?

- Response: We would have an easier time supporting this project.

Neighbor question: What type of trees will be within the enhanced buffer? Any cactus?

- Response: Mesquite, Acacia, Palo Verdes and we can explore number of trees and where to place them. We can also place cactus in the buffer as a defensible space technique.

Neighbor question: The Development Area "H" buildable? The residents living south are fairly close to Development Area H and would like an enhanced buffer.

- Response: We can add an enhanced buffer in that area.

Neighbor comment: We do not want any recreation areas/trails/parks/playground/bike paths in the landscape bufferyard.

- Response: Agreed. We will not put any recreation areas areas/trails/parks/playgrounds/bike paths in the bufferyards.

Neighbor question: Will there be bike paths along the internal roadways?

- Response: Per Pima County requirements there are bike lanes required along each side of the roadway. In certain circumstance, the applicant can request that the bike lane be removed from one side of the roadway and provided on only one side of the roadway.

Cross Section B & C

Neighbor question: How much of the easement is along my property (Jude Evans)?

- Response: The easement occurs along the south boundary from Wilmot Road to Mann and runs northerly through Jude Evan's property.

Neighbor question: I run a horse rescue on my lot located adjacent to the Wilmot Park property. I'm concerned about people pestering my horses.

- Response: OK. We can look into a wall and/or enhanced buffer adjacent to your property. We are concerned about building a wall due to drainage reasons but let's set up a site visit in the next week or so.

Neighbor question: When homes are sold in the area of horse property, the Arizona Revised Statutes require the property owner to sign a notice identifying they are aware that horses are residing in the vicinity.

- Response: If anyone goes onto your property pestering your horses, you can have them charged with trespassing.

Neighbor comments: I understand Cross Section B & C provide a 25-foot landscape buffer and 5-foot patio wall. I think it should be larger. This will devalue my property.

Neighbor comment: No matter what type of fencing you put up, it will not help with protecting our privacy.

Neighbor comment: There is not enough buffer; you will push critters into my yard.

Neighbor comment: A 25-foot buffer is only one tree deep. That is not enough.

Neighbor comment: I don't want people to be looking into my backyard.

Neighbor comment: I have pygmy owls in my yard, I need a bigger buffer than 25 feet.

Neighbor question: I have dust on my property from the arena. I want a bigger setback.

- **Response to all neighbor comments on landscape buffer width: We are willing to offer 50 feet. The neighbor with the arena then said he wanted 75 feet. After we agreed to provide 75 feet he said he wanted 100-feet to match the landscape bufferyard with Cross Section A.**

Neighbor comment: What was the size of the buffer during plan amendment process?

Response: It varies from the two different agreements and the county conditions.

Neighbor question: Who will maintain this landscape bufferyard?

- Response: The Home Owners Association will maintain and irrigate the landscape bufferyard

Neighbor comment: What are the building heights of the proposed homes?

- The first row of homes closest to Avis Acres and Andrada residents will be limited to 1-story. All homes beyond that will be 1 and 2 story.

Neighbor question: Can we increase single level to 2 or 3 rows of homes from Avis Acres?

- Response: You won't be able to tell the difference between one and two story beyond the first row of homes. The building setbacks will help with sight line and viewsheds to the north.

Neighbor question: I would like you to come walk my property (Kathy Kirkland). It would make me feel more comfortable to show you where my house sit in relation to the property line.

- Response: We are willing to do that.

Neighbor comment: Can you start watering the bufferyard now?

- Response: We can't start watering because we don't have water yet. However, if you let us connect to your water system we will install the enhanced landscaping section in the bufferyard now and reimburse you for the water usage.
- Neighbor Response: Our wells are old and we do not want to do that.
- Response: Our plan is to form a new water company to serve the property and install the enhanced landscaping with the initial phase of the project.

Neighbor question: Can we get enhanced buffers in the areas where it is needed: properties with horse barns or arenas or homesites sitting closer to the north boundary?

- Response: Yes, we can look at providing a 40-foot enhanced buffers for certain properties.

Neighbor comment: Kyle Barnes and his neighbor own homes with 60-foot to 70-foot setbacks from the Wilmot Park boundary. They would like see an enhanced 40-foot buffer.

Neighbor comment: The Leal Family own a home approximately 120-foot approximately would like a 40-foot enhanced buffer.

Neighbor comment: Richard Daggett owns a horse arena just south of the Wilmot Park boundary and wants a 40-foot enhanced buffer.

Neighbor comment: Jude Evans owns a horse rescue business with a horse barn that borders two sides of the Wilmot Park boundary. The horse barn is approximately 250 feet from her north boundary and 55 feet from her west boundary. She would like a 40-foot enhanced buffer.

Neighbor comment: Elizabeth Chesley owns a homesite within 90 feet of the Wilmot Park Boundary. She would like a 40-foot enhanced buffer.

- **Response: We are willing to provide 40-foot enhanced buffer(s) for the above properties owners that reside closer to the Wilmot Park boundary line or own a horse barn or arena.**

Misc.

Neighbor question: Where will the water well be?

- Response: It has not been determined yet, but no wells will be located within land previously owned by Duff Hearon.

Neighbor question: Will there be a chance for Avis Acre residents to hook up for water service?

- Response: Possibly after the utility company is established, but water service from the new water company will be more expensive than service from your shared wells.

Neighbor question: Will utilities be underground?

- Response: Yes

Neighbor question: I understand there are no drainage features planned to Wilmot Road and will still be subject to flooding. Is this true and where will the new residents go when this happens?

- Response: Wilmot Road is planned for improvements but will not be all weather access. The new residents will be subject to the same measures as the existing residents and the surrounding roadways may be flooded from time to time.

Neighbor question Do you have a hydrologist?

- Response: Yes, he is present tonight. Bill Carroll from EEC.

Neighbor question: Will you have detention/retention basins on the property?

- Response: The proposed drainage improvements will be designed to flow into open space/drainage areas through roadway design and breaks between homes. Retention/detention basins are proposed and designed to slow the water down and soak back into the property.

Neighbor question: Can we memorialize in an agreement.

- Response: Yes

Neighbor comment: Carlos Macias is interested in purchasing property from Diamond Ventures along Andrada Road.

Meeting end time: 7:30 p.m.

Author: Kelly Lee, The Planning Center

September 27, 2016

Terri Tillman, Senior Planner
Planning and Development Services
201 North Stone, 2nd Floor
Tucson, Az 85701

Subject: **Wilmot Park Rezone Results of 9/22 Neighborhood Meeting**

Dear Terri,

The following conditions have been agreed to as a result of neighborhood meetings and correspondence with Avis Acres Preservation Coalition representatives and the Wilmot Park Developer.

1. Landscape Bufferyard: Minimum 100-feet along the entire southern boundary of the site, detailed as follows:
 - a. Subject Parcel 305-23-0260 (southern boundary) will have a 100-foot bufferyard consisting of:
 - 20' enhanced landscape bufferyard (immediately adjacent to the property line with the neighbors) with additional low-water use landscaping and irrigation, expanded to 40' at key locations where existing improvements such as homes, barns, corrals and arenas are in close proximity to the property line.
 - Drainage improvements may be required within the landscape buffer.
 - b. Subject Parcel 305-23-0260 (eastern boundary) & 305-23-027B will have a 100-foot bufferyard consisting of:
 - 20' enhanced landscape bufferyard (immediately adjacent to the property line with neighbors) with additional low-water use landscaping and irrigation, expanded to 40' at key locations where existing improvements such as homes, barns, corrals and arenas are in close proximity to the property line.
 - Drainage improvements may be required within the landscape buffer.
2. The majority of subject parcel 305-23-0260 (southern boundary) will have a 60-foot internal right-of-way just north of the 100-foot landscape bufferyard as shown on the Preliminary Development Plan.
3. There will be no recreation areas, parks, playgrounds, bike paths and/or walking trails within the perimeter landscape bufferyards.

September 23, 2016

Avis Acres

Wilmot Park

Page 2

Job #/location code

4. Landscape bufferyard along the Wilmot Park north boundary will be a minimum of 50-foot wide.
5. The Wilmot Park developer will provide a newsletter or meet with Avis Acres at least every six months on the status of development.
6. Building Heights: The row of homes closest to the northern and southern boundary of the site shall be limited to single story.

Please let me know if you have any questions or comments at 520-209-2637 or klee@azplanningcenter.com

Thank you,

THE PLANNING CENTER



Kelly Lee, Project Manager

CC: Mark Weinberg, Robert Tucker, Michael Racy, Marigold Love & Mike Gilliland

Terri Tillman

From: Marigold Love <lafingrany@gmail.com>
Sent: Tuesday, September 27, 2016 7:28 PM
To: Terri Tillman
Cc: Kelly Lee; Gilliland, Mike & Chelsea Slunaker
Subject: Fwd: Wilmot Park
Attachments: Letter to Avis Acres 092716.docx

As a result of two Neighborhood Meetings with the Wilmot Park Developers and correspondence with The Planning Center, the Avis Acres Preservation Coalition, including the Andrada Road residents, agrees to support the P16RZ00007 Rezoning Request with the inclusion of the attached conditions.

Marigold Love, Moderator

Avis Acres Preservation Coalition

15520 South Langley Avenue, Sahuarita, AZ 85629

520-762-9858

----- Forwarded message -----

From: Kelly Lee <klee@azplanningcenter.com>
Date: Tue, Sep 27, 2016 at 3:42 PM
Subject: RE: Wilmot Park

Per the email below, attached is the updated agreement for your review.

Thank you,



KELLY LEE - Project Manager

THE PLANNING CENTER

1111 E. Congress Street, Suite 100, Phoenix, AZ 85014
Phone: 602.251.1760 | Email: klee@azplanningcenter.com

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: LLW
DEPUTY RECORDER
1956 PE-2
P0230
PIMA CO CLERK OF THE BOARD
PICKUP



DOCKET: 13647
PAGE: 2438
NO. OF PAGES: 4
SEQUENCE: 20091820547
09/21/2009
RES 18:00
PICKUP
AMOUNT PAID \$ 0.00

RESOLUTION NO. 2009- 240

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 185.64 ACRES IN SECTION 6 OF TOWNSHIP 17 SOUTH, RANGE 15 EAST, IN THE RINCON SOUTHEAST/SANTA RITA SUBREGION.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map, Rincon Southeast/Santa Rita Subregion, is hereby amended to change the planned land use intensity category for approximately **185.64 acres**, as referenced in **Co7-07-25 Wilmot & Kolb, LLC – S. Wilmot Road Plan Amendment**, located on the east side of S. Wilmot Road, approximately 2,400 feet south of E. Andrada Road, in Section 6, T17S, R15E, as shown on the map attached hereto as Exhibit A and incorporated herein by this reference, from **Low Intensity Urban 0.3 (LIU-0.3)** to **Low Intensity Urban 3.0 (LIU-3.0)**.

Section 2. The Pima County Comprehensive Plan Regional, Rezoning and Special Area Policies are hereby amended to include the subject site with the following rezoning policies:

1. The planning and development of the subject site shall occur such that transportation, wastewater, recreational, and other major infrastructure, and the protection of riparian areas and other natural resources are integrated and coordinated.
2. The property shall be developed at an overall density of four residences per acre.
3. A mix of housing types shall be provided to insure a diverse community. Residential densities shall support multi-modal transportation opportunities including public transit even if such transit facilities are not currently in close proximity.
4. Lands subject to this Comprehensive Plan amendment will be surveyed for presence of the Pima pineapple cactus and its habitat. Surveys shall be conducted by an entity qualified to perform biological surveys. Surveys shall be done according to the most recent protocol approved by the U.S. Fish and Wildlife Service. A report containing the results of these surveys and copies of any data collected shall be provided to Development Services as part of any subsequent rezoning application(s). The date of the survey should not exceed one year prior to

COPIES DESTROYED

1

the submittal of any subsequent rezoning. If Pima Pineapple cactus are found to be present on the project site, a copy of the report shall also be sent to the Arizona Game and Fish Department's Heritage Data Management System.

5. To the best extent possible, the northwest and southwest quadrants of the subject property, outside of the land impacted by the Important Riparian Areas, shall be developed at a minimum density of five residences per acre to promote transit opportunities, with adequate buffers to the south, which will be determined during the rezoning/specific plan phase.
6. The developer will cooperate with Vail School District to formulate mutually beneficial and acceptable agreements addressing the needs of the District.
7. The developer shall submit a Master Traffic Impact Study that identifies existing conditions and capacity, needed construction and expansion to achieve necessary infrastructure. Phasing, implementation and the regional impacts of this development shall also be addressed. The Study shall be submitted with the Rezoning Site Analysis.
8. Wastewater policies:
 - A. The owner/developer shall construe no action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect.
 - B. The owner/developer shall prepare a study of the sewer basin at his or her sole expense for the purposes of determining the routing and sizing of all off-site and on-site public sewer facilities necessary to provide both conveyance and treatment capacity and service to the plan amendment area and any tributary properties upstream or downstream of the rezoning area. (This requirement may be waived by the Pima County Wastewater Management Department if it determines that an acceptable study of the sewer basin has been recently completed.) The sewer basin study must be approved by the Pima County Wastewater Management Department before any rezonings may be approved within the plan amendment area.
 - C. Upon approval of the basin study, the owner/developer shall enter into a master sewer service agreement with Pima County that specifies the improvements to be made to Pima County's public sewerage system and their timing.
 - D. The owner/developer shall fund, design and construct the necessary wastewater collection, conveyance and treatment facility improvements necessary to serve the plan amendment area, as determined by the basin study, and in accordance with the area wide basin study that is to be prepared for the Swan Southlands project.

9. A cultural resources survey shall be conducted for any area where one has not been done, with mitigation measures developed for any identified cultural resources, as necessary. If required, a cultural resources mitigation plan will be submitted to the Pima County Cultural Resources Office – at the time of, or prior to, the submittal of any tentative plat or site specific development plan – fulfilling the requirements prescribed by the Pima County Cultural Resources Office.

Section 3. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this resolution.

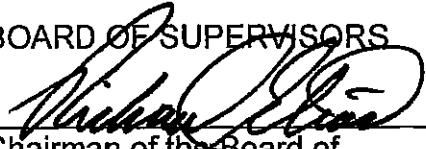
Section 4. This Resolution shall become effective on the date of adoption.

PASSED AND ADOPTED this 15 day of September, 2009, by the Board of Supervisors of Pima County, Arizona.

ATTEST:


Clerk, Board of Supervisors

BOARD OF SUPERVISORS


Chairman of the Board of Supervisors
SEP 15 2009

APPROVED AS TO FORM:


Deputy County Attorney

ANDREW FLAGG

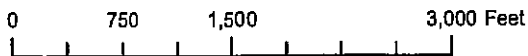
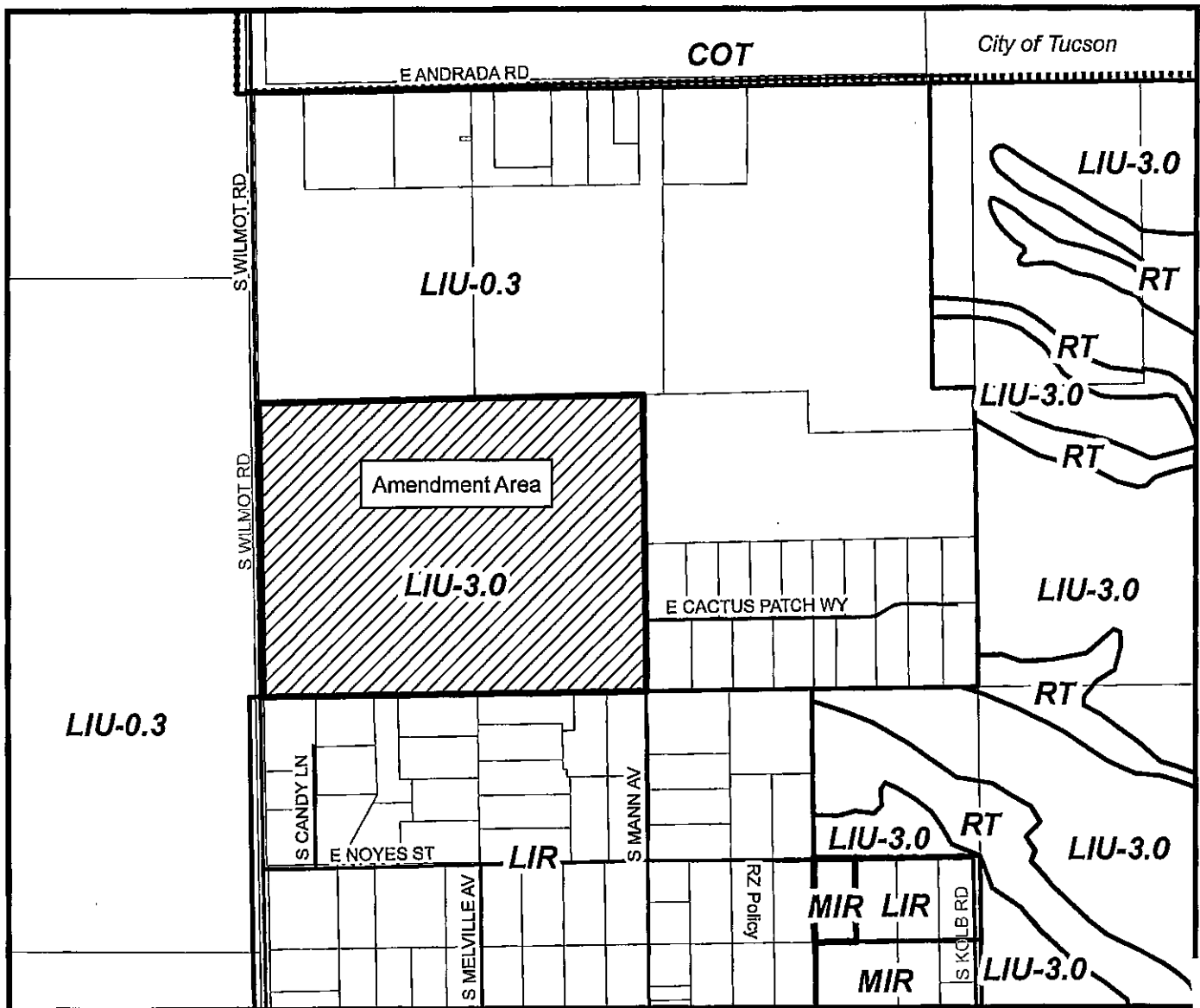
APPROVED:


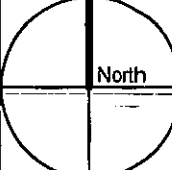

Executive Secretary
Planning and Zoning Commission

1-800-4-A-RIZONA

COMPREHENSIVE PLAN AMENDMENT

Exhibit A



Taxcode: 305-23-0260	Co7-07-25 WILMOT & KOLB, LLC – S. WILMOT ROAD PLAN AMENDMENT	Located on the east side of S. Wilmot Road, approximately 2,400 feet south of E. Andrada Road
Amend FROM Low Intensity Urban 0.3 (LIU-0.3) TO Low Intensity Urban 3.0 (LIU-3.0) With Rezoning Policies 185.64 Acres		
	Rincon Southeast / Santa Rita Subregion Township 17S, Range 15E, Section 6	
Planning and Zoning Commission Hearing Date: September 26, 2007		Map Scale: 1:15,000
Board of Supervisors Hearing Date: December 11, 2007		Map Date: July 10, 2009

ANDRADA WILMOT 180, LLC

2200 E. River Road, Suite 115
Tucson, Az 85718
Ph. (520) 577-0200

June 27, 2016

Mr. Chris Poirier
Pima County Planning Director
201 North Stone Avenue, 2nd Floor
Tucson, Arizona 85701-1317


RE: Andrada Wilmot 180, LLC Rezoning Authorization

Dear Mr. Poirier;

This letter shall serve as authorization for Engineering and Environmental Consultants, Inc. to process a Rezoning application on behalf of Andrada Wilmot 180, LLC for Assessor's parcel numbers 305-23-0260, 305-23-018A, 305-23-018C, & 305-23-027B.

If you have any questions or need additional information, please call me at the number above.

Sincerely,



Chad Kolodisner,
Vice President of Diamond Ventures, Inc.
Manager of Andrada Wilmot 180, LLC