

**SITE ANALYSIS
REPORT**

FOR

**DOLLAR GENERAL
LOCATED AT
28890 SOUTH NOGALES HIGHWAY
(I-19 FRONTAGE ROAD)**

TUCSON, ARIZONA 85645

Within
Section 36, T19S, R12E
Pima County, Arizona

P17RZ00008

Prepared for:

**DCM Development
4122 East Grant Road
Tucson, Arizona 85712**

Prepared by:

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November 8, 2017

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PREFACE

This report summarizes the site inventory and analysis for the subject property located in Pima County at 28890 South Nogales Highway, which is on the west side of the I-19 Frontage Road at the Arivaca Road exit. The purpose of the study is to identify factors directly or indirectly influencing the rezoning of the property to the proposed level. The 1.64 acre project site is assessor parcel number 304-32-4640, which currently is zoned GR-1 (Rural Residential Zone). The proposal is to rezone the project site to CB-1 (Local Business Zone) for a retail use.

The following Site Analysis Report and Preliminary Development Plan were prepared in accordance with Pima County Zoning, Chapter 18.91: Rezoning Procedures. The Site Analysis and Preliminary Development Plan sections address the required written and graphic information as specified in Chapter 18.91.03 and the Pima County Planning and Development Services Site Analysis Requirements (dated March 16, 2010).

This Site Analysis Report was compiled based on information found on Pima County websites, site visits, hydrologic and topographic analyses, aerial photography, and discussions with staff of various Pima County departments. Sound engineering and planning practices were used to develop the Preliminary Development Plan based on existing constraints and opportunities of the site.

This report was compiled by Jeffrey A. Stanley, P.E., of JAS Engineering (PO Box 1888, Tucson, Arizona 85702, (520) 390-7920, stanley19263@msn.com).

PART I SITE INVENTORY

I-A. EXISTING LAND USES

1. Location and Regional Context

Exhibit I-A.1 shows the site location in a regional context. The property is:

- Located in within unincorporated Pima County, Arizona.
- Parcel 304-32-4640
- Located within Section 36, T19S, R12E

2. Existing Onsite Land Uses

- a. The 1.64 acre rezoning district is currently undeveloped.
- b. There is a 20-foot sewer easement along the south boundary as can be seen on Exhibit I-A.2b.
- c. Comprehensive Plan.
 - The site is located within the Upper Santa Cruz planning area as shown on the Pima County Comprehensive Plan.
 - The Plan designation for the subject property is Neighborhood Activity Center (NAC).
 - The property is not subject to a Special Area Policy.
 - Exhibit I-A.2c, 4e shows the planned land use for the site and nearby area.

3. Aerial Photograph

Exhibit I-A.3 is an aerial photograph showing the subject property and surrounding properties within a 600 foot radius of the site.

4. Existing Zoning and Land Uses within a One-Quarter Mile Radius

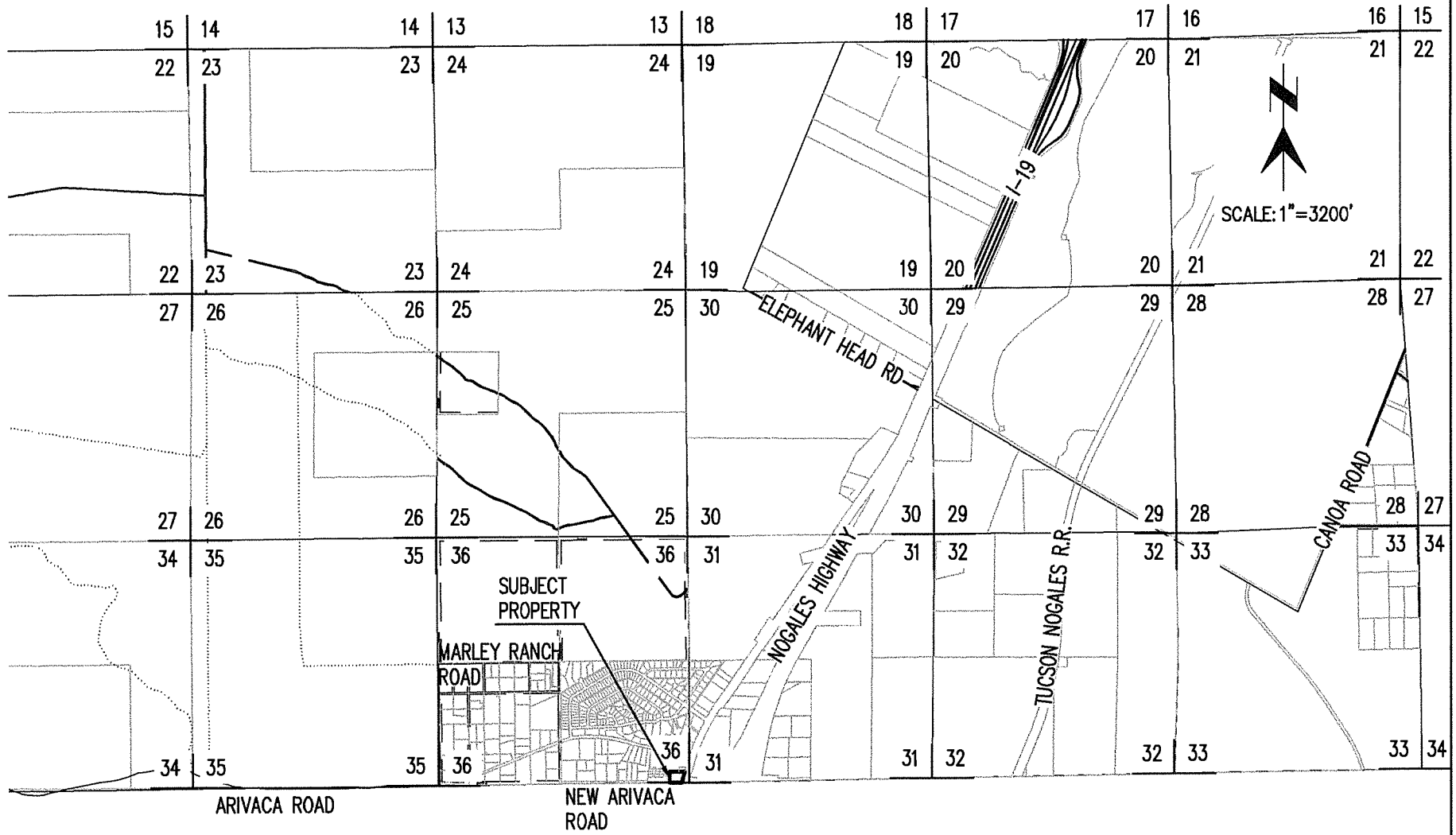
The properties within one-quarter mile are depicted on two exhibits. Exhibit I-A.4a depicts the zoning and Exhibit I-A.4b shows the land use.

- a. Existing On-site and Offsite Zoning
 - The rezoning district is zoned GR-1
 - The project is not subject to any overlay zones
- b. Exhibit I-A.4b shows nearby existing land uses including residential uses with associated density as well as commercial businesses. A few commercial uses are located along the Frontage Road. Residential uses are the primary existing use in the area.
- c. There are not any residential structures that are more than one story within a ¼ mile radius.
- d. The project is not subject to another rezoning case.

e. Comprehensive Plan designations are included on Exhibit I-A.2c, 4e.

304-32-4640
 S243' E433' LOT 4 LESS HWY 1.80 AC
 SEC 36 T19S R12E

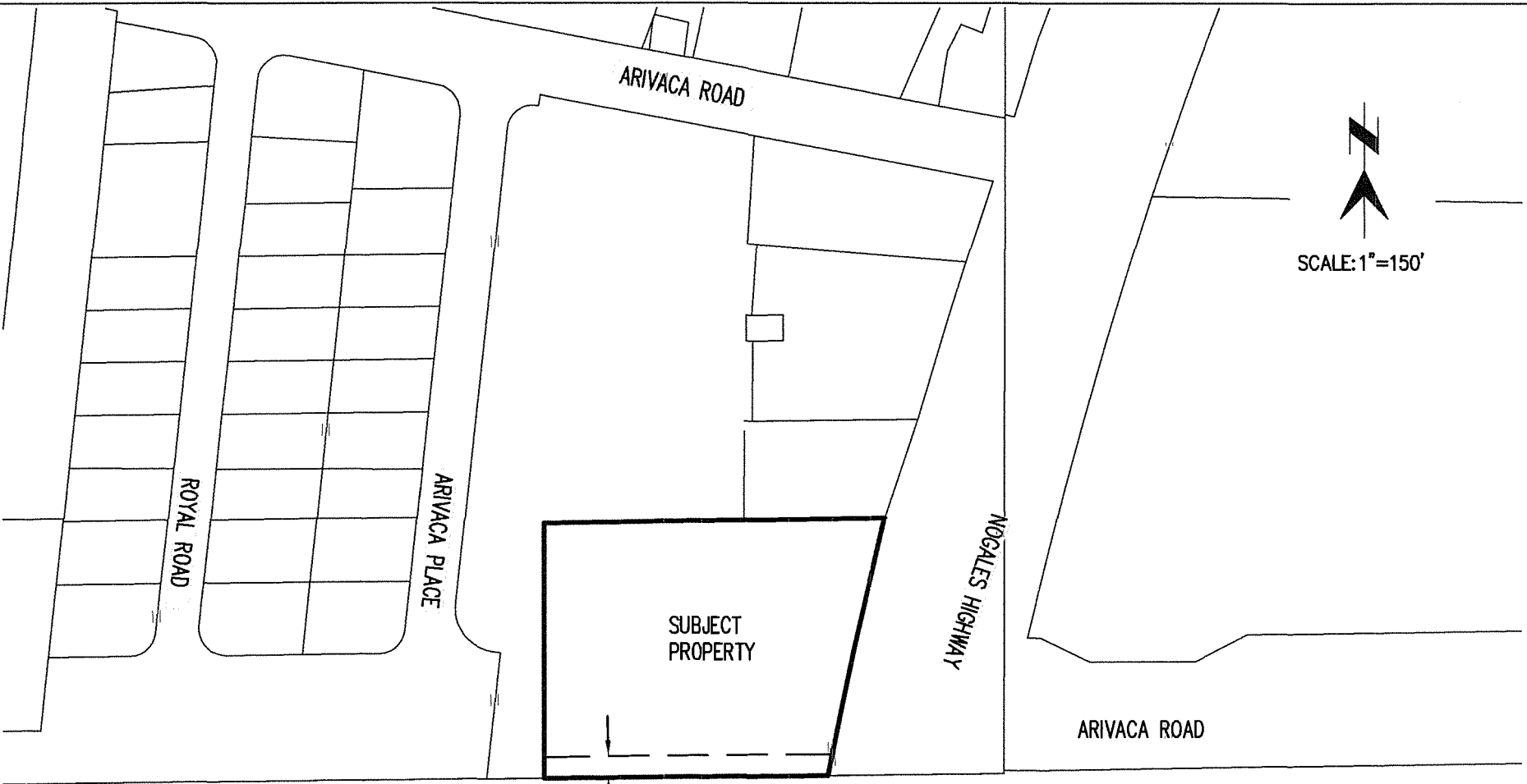
EXHIBIT I-A.1
REGIONAL
LOCATION MAP



SANTA CRUZ



SCALE: 1"=150'



SUBJECT
PROPERTY

20' SEWER LINE EASEMENT
(DKT 2426 PG 162)

SANTA CRUZ

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

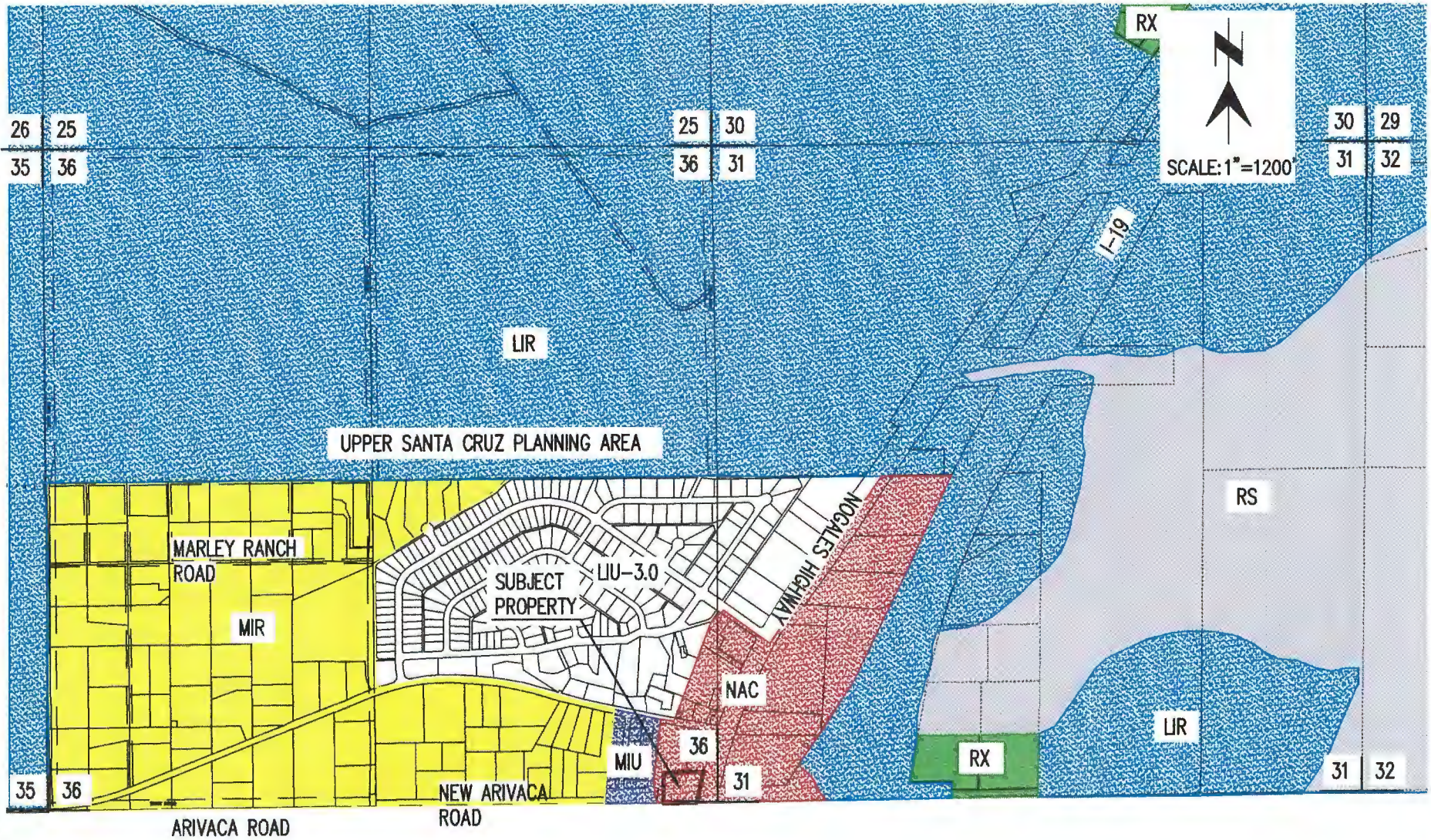
EXHIBIT I-A.2b
EASEMENT MAP



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304-32-4640
 S243' E433' LOT 4 LESS HWY 1.80 AC
 SEC 36 T19S R12E

EXHIBIT I-A.2C4E
 COMPREHENSIVE
 PLAN MAP



SANTA CRUZ COUNTY

LEGEND

	LOW INTENSITY RURAL		MEDIUM INTENSITY RURAL
	RESOURCE SENSITIVE		MEDIUM INTENSITY URBAN
	RURAL CROSSROADS		LOW INTENSITY URBAN 3.0
	NEIGHBORHOOD ACTIVITY CENTER		



SCALE: 1"=150'

SUBJECT PROPERTY

ARIVACA ROAD

NOGALES HIGHWAY

ARIVACA ROAD

ARIVACA PLACE

ROYAL ROAD

SANTA CRUZ

PHOTO DATE: 2016

LEGEND
----- 600' RADIUS

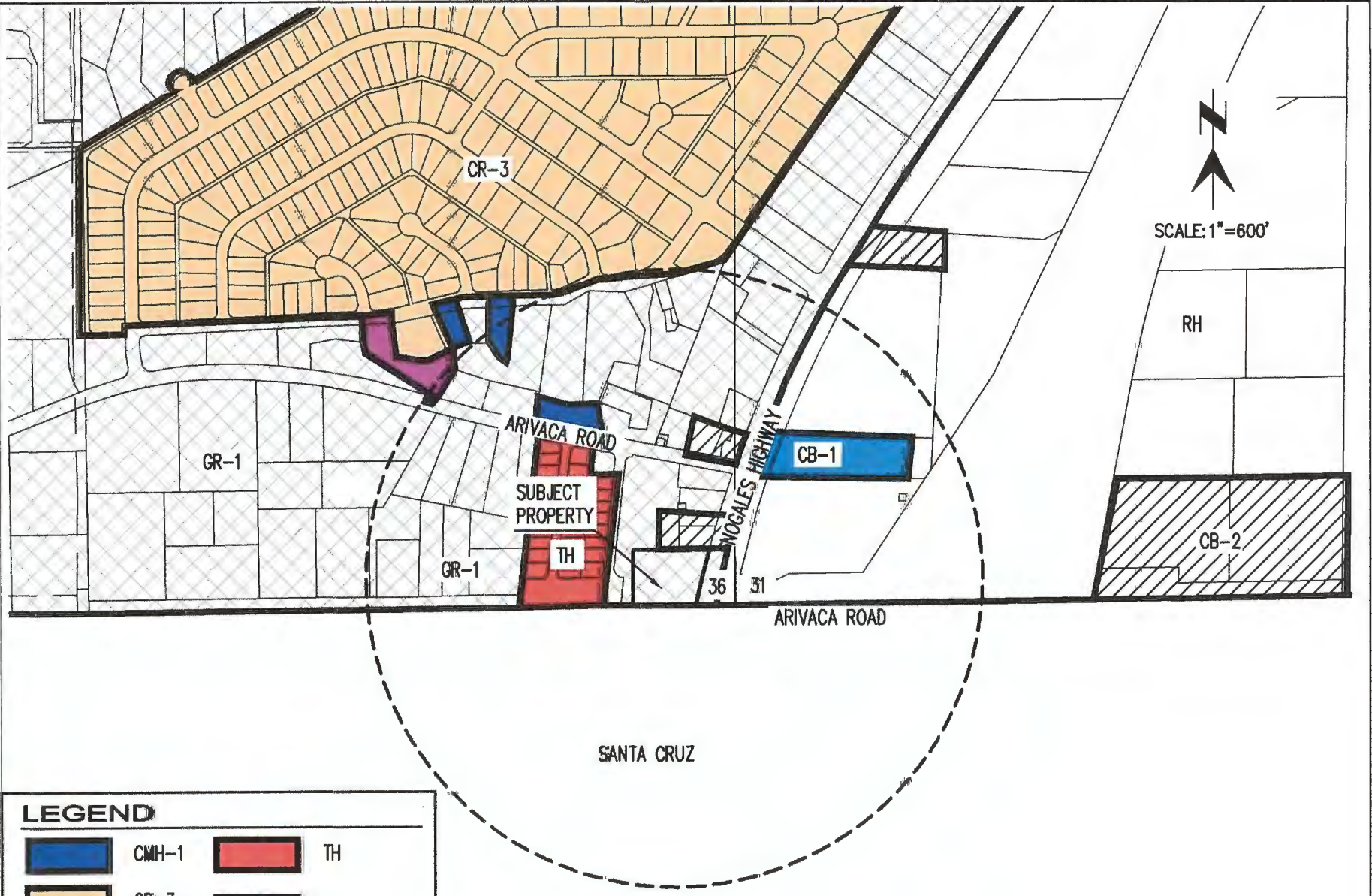
304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

EXHIBIT I-A.3
REGIONAL
AERIAL PHOTO
MAP

JAS ENGINEERING
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(520) 390-7920
atom@jasen.com



SCALE: 1"=600'



LEGEND

	CMH-1		TH
	CR-3		SH
	RH		1/4' RADIUS
	CB-2		
	GR-1		
	CB-1		

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

EXHIBIT I-A.4a
AREA ZONING MAP

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attn: jay@jasenr.com




 SCALE: 1" = 400'

SANTA CRUZ COUNTY

PHOTO DATE: 2016

LEGEND
 - - - - 1/4' RADIUS

304-32-4640
 S243' E433' LOT 4 LESS HWY 1.80 AC
 SEC 36 T19S R12E

EXHIBIT I-A.4B
LAND USE
MAP


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I-B. TOPOGRAPHY AND GRADING

1. Topographic Characteristics

The topographic characteristics of the property are described below and are depicted on Exhibit I-B.1:

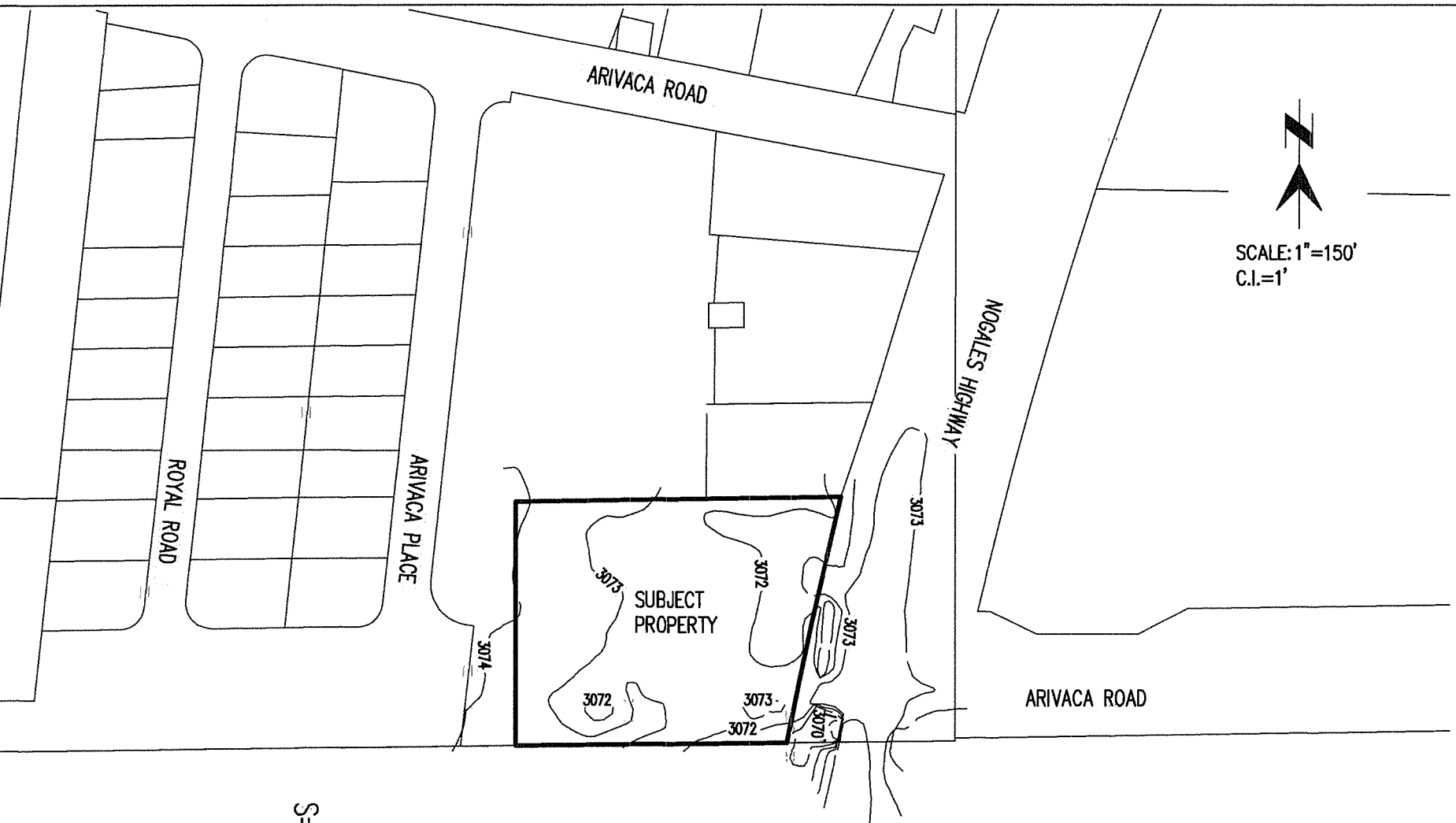
- a. There are no restricted peaks or ridges on the property.
- b. There are no rock outcrops on the property.
- c. There are not any natural slopes that are 15% on the property.
- d. There is no significant topographic feature on the property.
- e. There is no existing onsite grading.

2. Predevelopment Average Cross Slope

The pre-developed average cross-slope is 1.9%. This percentage was derived from the following formula: $(1355 \text{ ft} \times 1 \text{ ft} \times 0.0023) / 1.64 = 1.9\%$.



SCALE: 1"=150'
C.I.=1'



SANTA CRUZ

EXISTING CROSS-SLOPE

$$S = \frac{1(1355)(0.0023)}{1.64} = 1.9\%$$

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

EXHIBIT I-B.1
REGIONAL
TOPOGRAPHY
MAP

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I-C. HYDROLOGY

1. Offsite Watersheds

Exhibit I-C.1 is an offsite watershed display. The offsite watershed consists of overbank flow from the Sapor Wash ($Q_{100} = 12,338$ cfs) that is conveyed under the Frontage Road south of the project site. The undermined overbank flow rate creates a Zone A floodplain. The project site is within the Zone A as shown on Flood Insurance Rate (FIRM), panel # 04019C1650L, for Pima County, Arizona and Incorporate Areas, effective date: September 28, 2012.

2. Off-site Natural or Man-made Features

There are not any natural or man-made features that affect the site.

3. Contributing Flows

The site is within the overbank flow from the Sapor Wash (see Exhibit I-C.1), which has a peak discharge of about 12,338 cfs. The flow is part of a widespread area that is conveyed in a sheet flow manner.

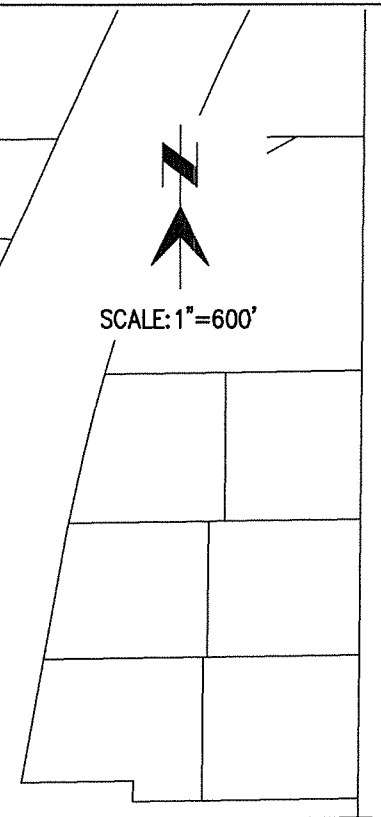
4. On-site Hydrology Map

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

- a. There is a floodplain with 100 cfs or greater during a 100-year storm that affects the site.
- b. There is onsite sheet flow ranging in depth up to 1'.
- c. There is a federally mapped (FIRM panel 04019C4355L) Zone A floodplain on the project site.
- d. Peak discharges at the site were determined as part of the Santa Cruz County, Arizona DIRM and Map Modernization Project that was compiled in June, 2007.
- e. There are no mapped, regulated riparian habitat classifications adopted by the 2005 Floodplain and Erosion Hazard Management Ordinance amendment on the project site.
- f. There are no existing drainage infrastructure onsite.
- g. There are not any lakes, ponds, wetlands, springs, or perennial surface water onsite.
- h. There are not any onsite washes that warrant an erosion hazard setback.

5. Downstream Drainage Conditions

Downstream flood conditions are essentially the same as at the site. The 100-year storm is conveyed in a sheet flow manner downstream of the site.



SCALE: 1"=600'

SANTA CRUZ COUNTY

ARIVACA ROAD
SUBJECT PROPERTY

NOGALES HIGHWAY

ZONE A
FLOOD PLAN

ARIVACA ROAD

OVERBANK FLOW

SAPORI WASH

Q100= 12,338 CFS

PHOTO DATE: 2016

LEGEND

— OFFSITE WATERSHED BOUNDARY

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

EXHIBIT I-C.1
OFFSITE
WATERSHED MAP

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EXISTING CMP

NOGALES HIGHWAY

EXISTING CMP

ARIVACA ROAD

SUBJECT PROPERTY

ZONE A FLOODPLAIN

EXISTING (2)-
9'x4' BOX CULVERT

SANTA CRUZ COUNTY

PHOTO DATE: 2016

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

EXHIBIT I-C.4
ONSITE
HYDROLOGY MAP

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I-D. BIOLOGICAL RESOURCES

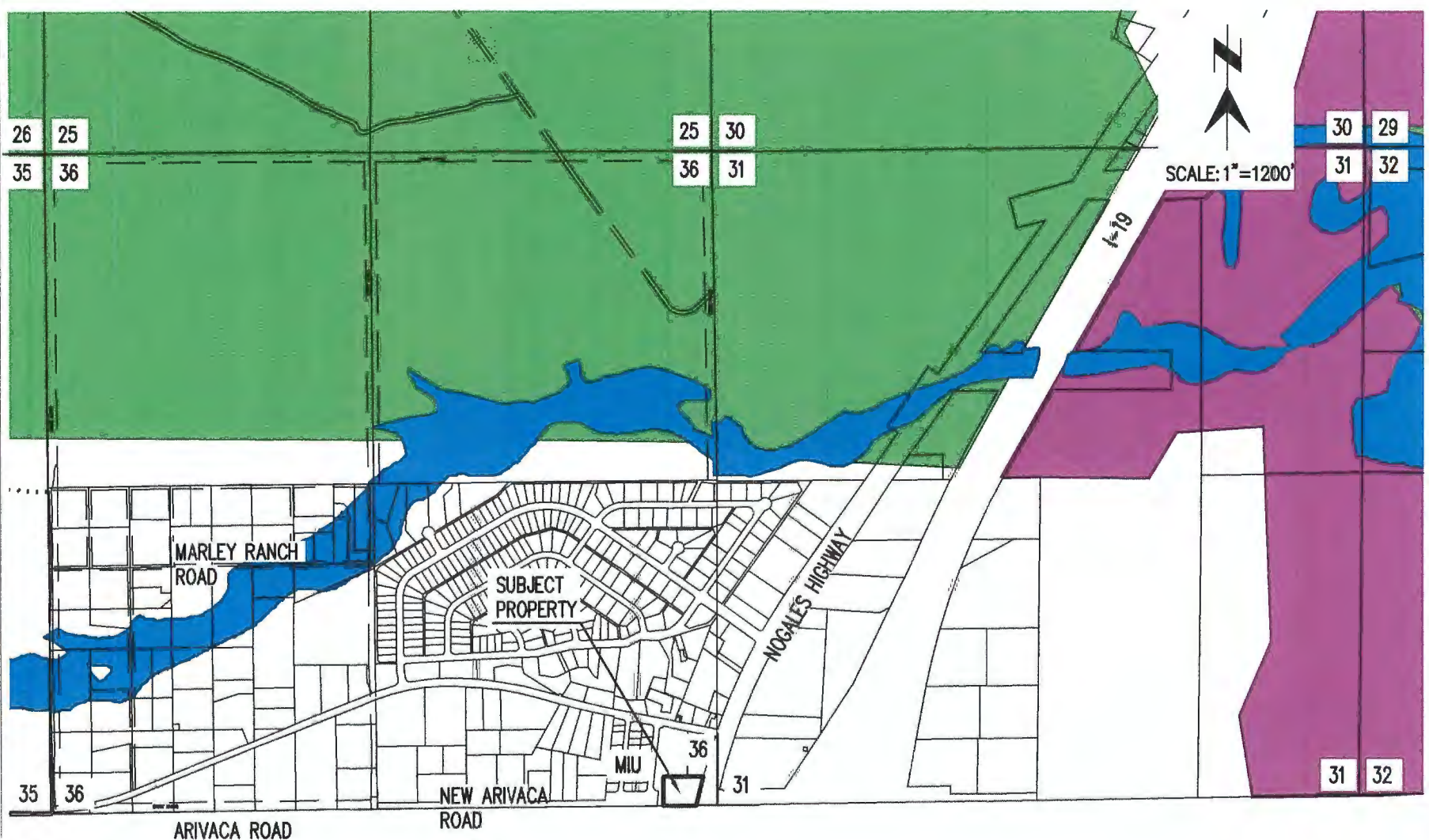
1. Conservation Land System (CLS) – Exhibit I-D.1 outlines Important Riparian and Biological Core Management Areas in a regional context. There is not a Special Species Management Area within the region depicted. The Important Riparian Area shown on the exhibit is not within the site boundaries.
2. The site is not within or adjacent to one of the six Critical Landscape Connections.

Sonoran Desert Conservation Plan – Priority Conservation Area

3. The site does not fall within the Priority Conservation Area for the Pima Pineapple Cactus.
4. The site does not fall within the Priority Conservation Area for the Needle-Spined Pineapple Cactus.
5. A small portion of the site (along the north boundary) does fall within the Low Priority Conservation Area for the Cactus Ferruginous Pygmy Owl. The site is not within the area for the Western Burrowing Owl.
6. The Arizona Game & Fish Department Heritage Data Management System was accessed online. Included in the Appendix is a copy of the printout generated after accessing the web site.
7. There are not any saguaros located within the site boundaries.
8. The site is not part of a Habitat Protection or Community Open Space priority acquisition property.
9. There are no areas within the site boundaries where vegetation is important for scenic value, screening and/or buffering, and soil stabilization.
10. Exhibit I-D.10 is a vegetative communities map. Half of the site is located within the Agriculture/Developed/Water/Bare Ground area.

304-32-4640
 S243' E433' LOT 4 LESS HWY 1.80 AC
 SEC 36 T19S R12E

EXHIBIT I-D.1
CONSERVATION
LAND SYSTEM MAP



LEGEND

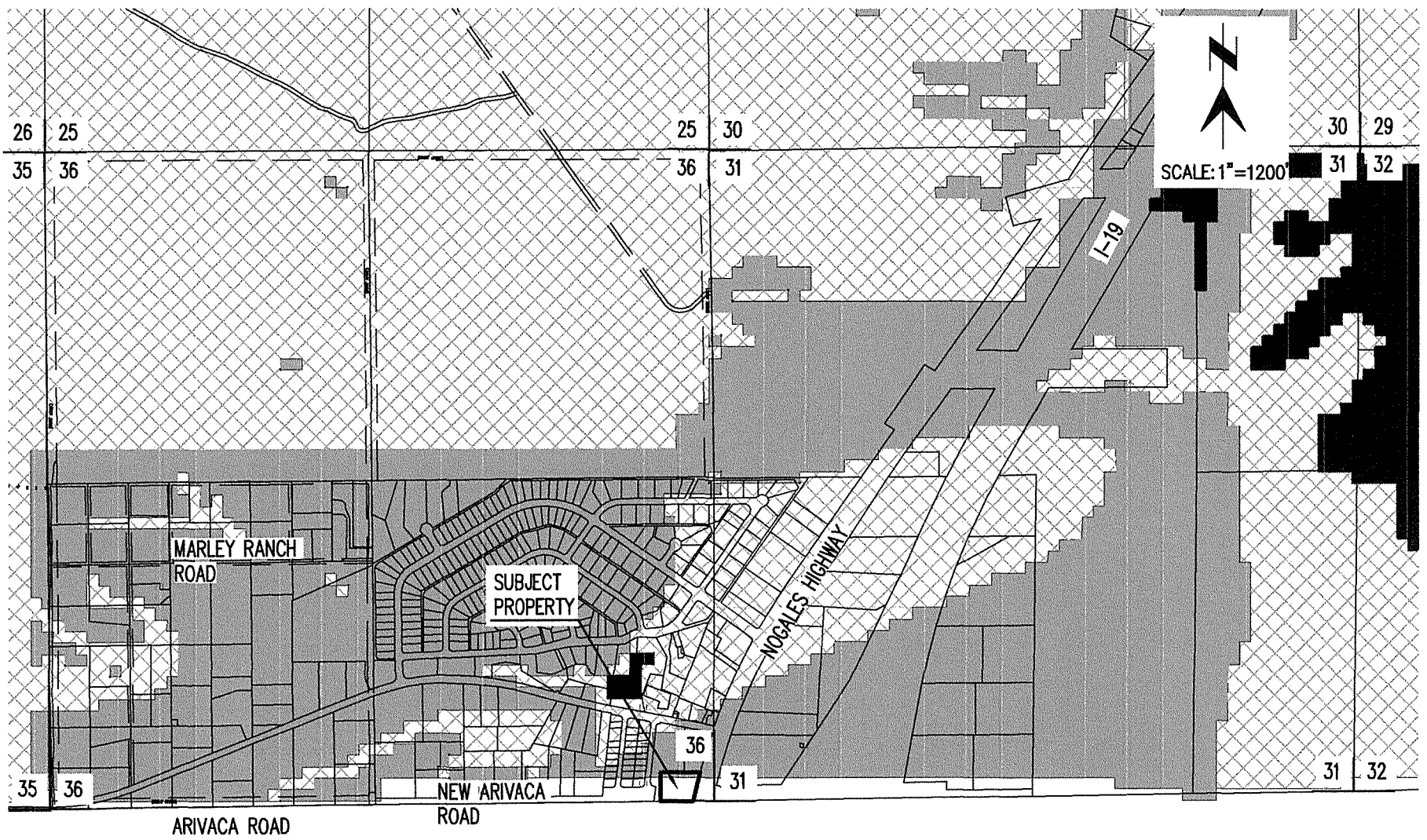
- MULTIPLE USE MANAGEMENT AREA
- IMPORTANT RIPARIAN AREAS
- AGRICULTURE INHOLDINGS WITHIN CONSERVATION LAND SYSTEM

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304-32-4640
 S243' E433' LOT 4 LESS HWY 1.80 AC
 SEC 36 T19S R12E

EXHIBIT I-D.5a
 CACTUS
 FERRUGINOUS
 PYGMY OWL
 MAP



SANTA CRUZ

LEGEND

-  HIGH (CACTUS FERRUGINOUS PYGMY OWL)
-  MEDIUM (CACTUS FERRUGINOUS PYGMY OWL)
-  LOW (CACTUS FERRUGINOUS PYGMY OWL)

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SUBJECT PROPERTY

ARIVACA ROAD

NOGALES HIGHWAY

ARIVACA PLACE

ROYAL ROAD

ARIVACA ROAD

SANTA CRUZ

PHOTO DATE: 2016

LEGEND

 : SCRUB-GRASSLAND
(SEMIDESERT GRASSLAND)

 : AGRICULTURE/DEVELOPED/
WATER/BARE GROUND

EXHIBIT I-D.10
VEGETATIVE
COMMUNITIES
MAP

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

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I-E. VIEWSHEDS

1. The site is not being developed under the Cluster Development Option of the Zoning Code.
2. Exhibit I-E.2 is a Site Photo Key Map that shows the photo location a series of 8 photos. Immediately following are the 8 pictures of the site and nearby area.



SCALE: 1"=50'



SUBJECT PROPERTY

NOGALES HIGHWAY

ARIVACA ROAD

SANTA CRUZ COUNTY

PHOTO DATE: 2016

LEGEND

— SITE BOUNDARY

① → PHOTO ID & LOCATION TAKEN

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

EXHIBIT I-E.2
SITE PHOTO
KEY MAP

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Photo 1 – Looking West from NE corner



Photo 2 – Looking South from NE corner



Photo 3 – Looking South from NW corner



Photo 4 – Looking East from NW corner



Photo 5 – Looking East from SW corner



Photo 6 – Looking North from SW corner



Photo 7 – Looking North from SE corner



Photo 8 – Looking West from SE corner

I-F. TRANSPORTATION

1. Exhibit I-F.1 shows the existing I-19 Frontage Road onto which the site will have access. I-19 is an Interstate Highway and a Scenic Route. Direct access will be onto the paved roadways as there will not be any onsite roadways associated with the project. Exhibit I-F.1 includes all major routes in proximity of the project site. The following general information is provided in Tables I.H.1 and 2.
 - a. Existing rights-of-way widths.
 - b. Each roadway includes the Pima County width standard as well as the actual existing right-of-way width. The I-19 Frontage Road, adjacent to the site, is currently 150' wide. To the north and south the right-of-way is 150' wide
 - c. Exhibit I-F.1 shows the continuous right-of-way width for the I-19 Frontage Road both north and south of the project site:
 - d. There are not any proposed sections of off-site roads associated with the project.
 - e. Existing I-19 Frontage Road number of lanes, posted speed limit (35 mph), and existing edge of pavement.
 - f. The site is expected to generate about 522 ADT.
 - g. There are not any existing bicycle routes adjacent to the project site.
 - h. There are not any scheduled roadway projects.
2. Exhibit I-F.2 is a Driveway/Intersection Map that shows distances from the site to existing driveways and intersections.

Table I.H.1: Rights-of-Way

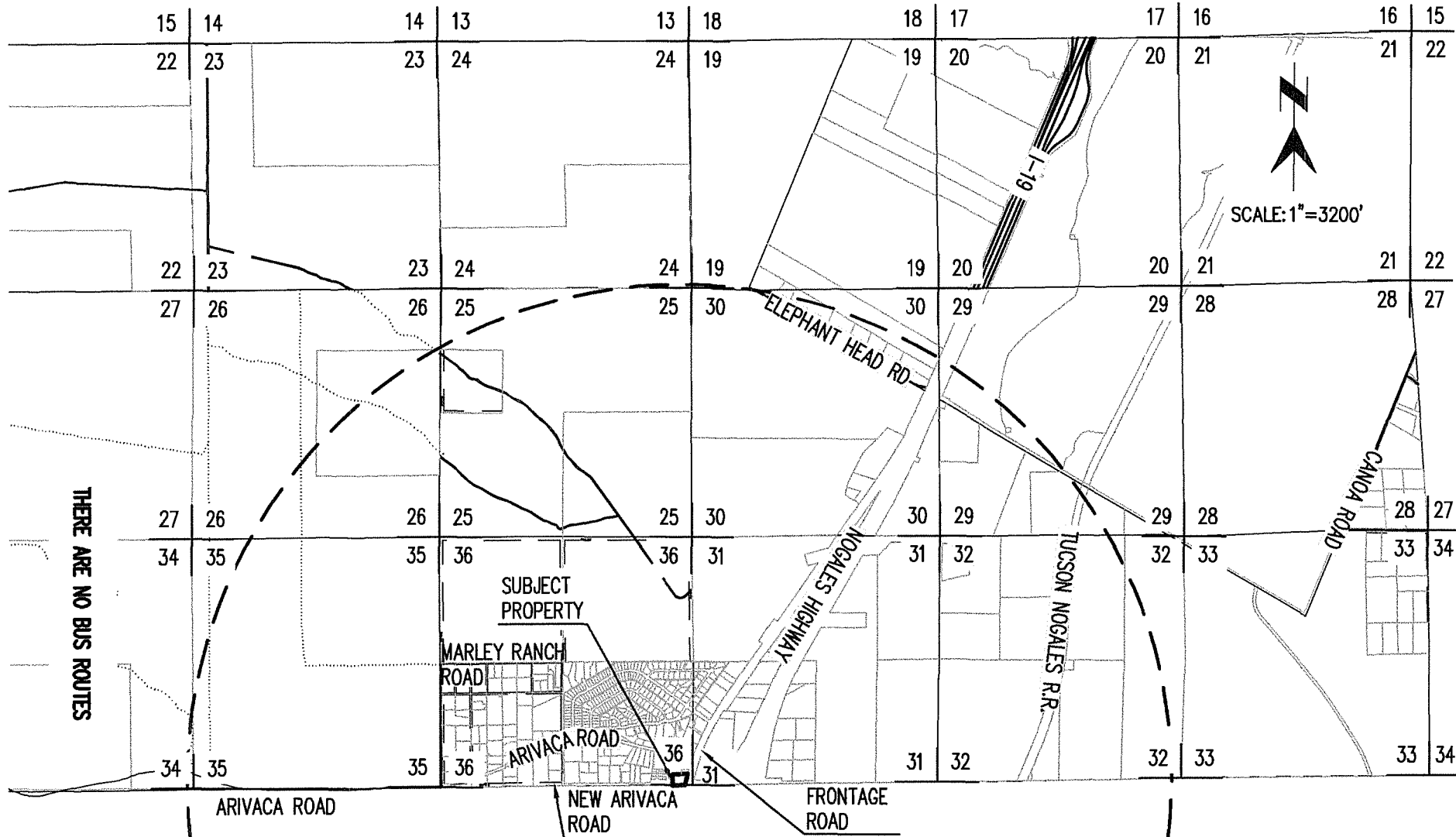
Street	Existing Right-of-Way (feet)	Future Right-of-Way (feet)	Right-of-Way Standards	Continuous Right-of Way
I-19 Frontage Road	150	150	Yes	Yes

Table I.H.2: Street Characteristics

Street	Classification	Travel Lanes	Bus Route	Bike Route	ADT (ADT)	Speed Limit	Paved
I-19 Frontage Road	Rural Collector	2	No	No	1562	35	Yes

304-32-4640
 S243' E433' LOT 4 LESS HWY 1.80 AC
 SEC 36 T19S R12E

**EXHIBIT I-F.1
 TRANSPORTATION
 MAP**



SCALE: 1"=3200'

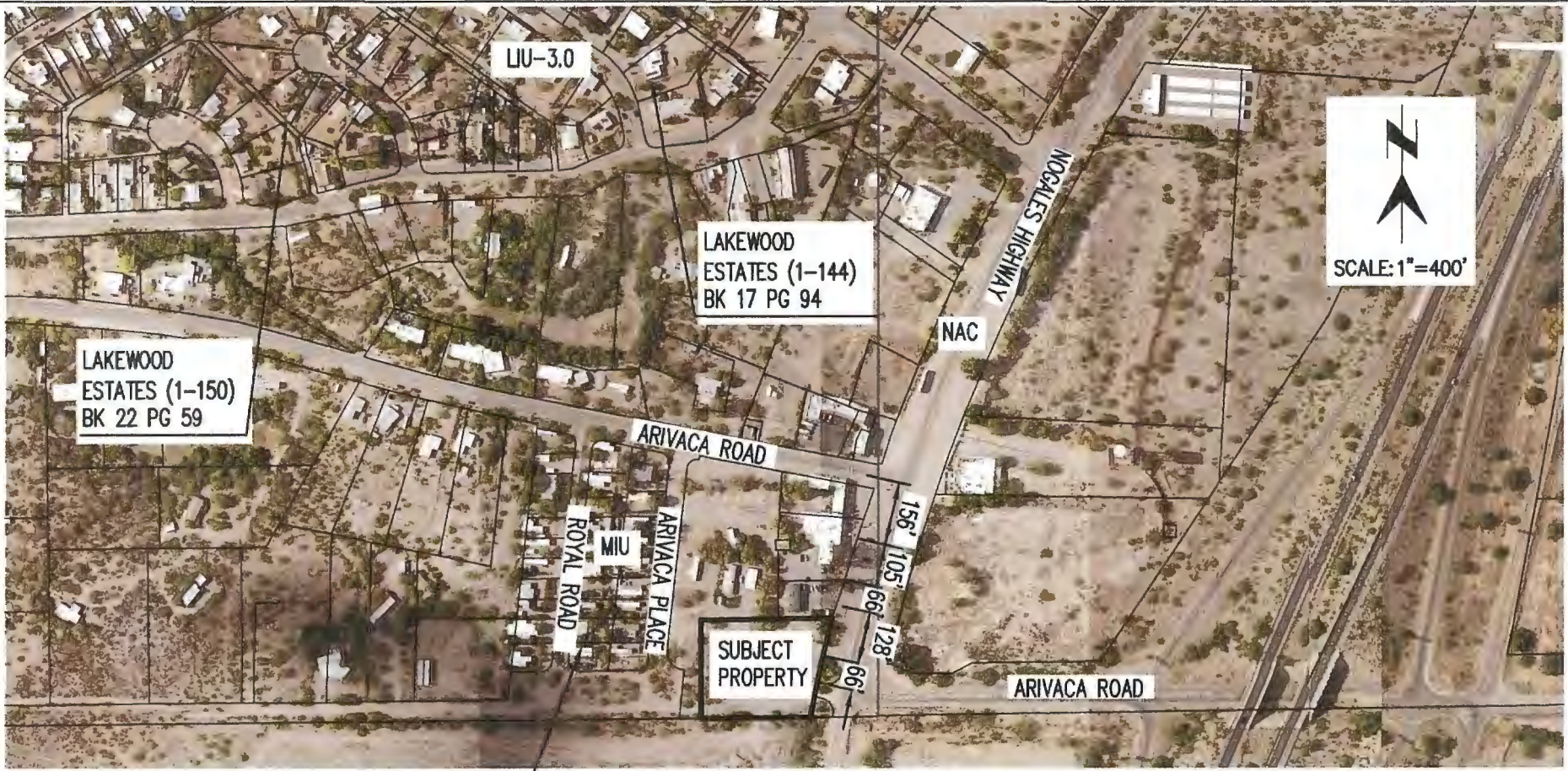
THERE ARE NO BUS ROUTES

SUBJECT PROPERTY
 MARLEY RANCH ROAD
 ARIVACA ROAD
 NEW ARIVACA ROAD
 FRONTAGE ROAD

SANTA CRUZ COUNTY

LEGEND
 - - - 2 MILE RADIUS

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SANTA CRUZ
COUNTY

VALLEY MANOR (1-29)
BK 20 PG 53

LAKEWOOD
ESTATES (1-144)
BK 17 PG 94

LAKEWOOD
ESTATES (1-150)
BK 22 PG 59

LIU-3.0

SUBJECT
PROPERTY

ARIVACA ROAD

NAGALES HIGHWAY

NAC

ARIVACA ROAD

ARIVACA PLACE
ROYAL ROAD
MIU

156'
105'
66'
128'

66'

PHOTO DATE: 2016

EXHIBIT I-F.2
DRIVEWAY/
INTERSECTION
MAP

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

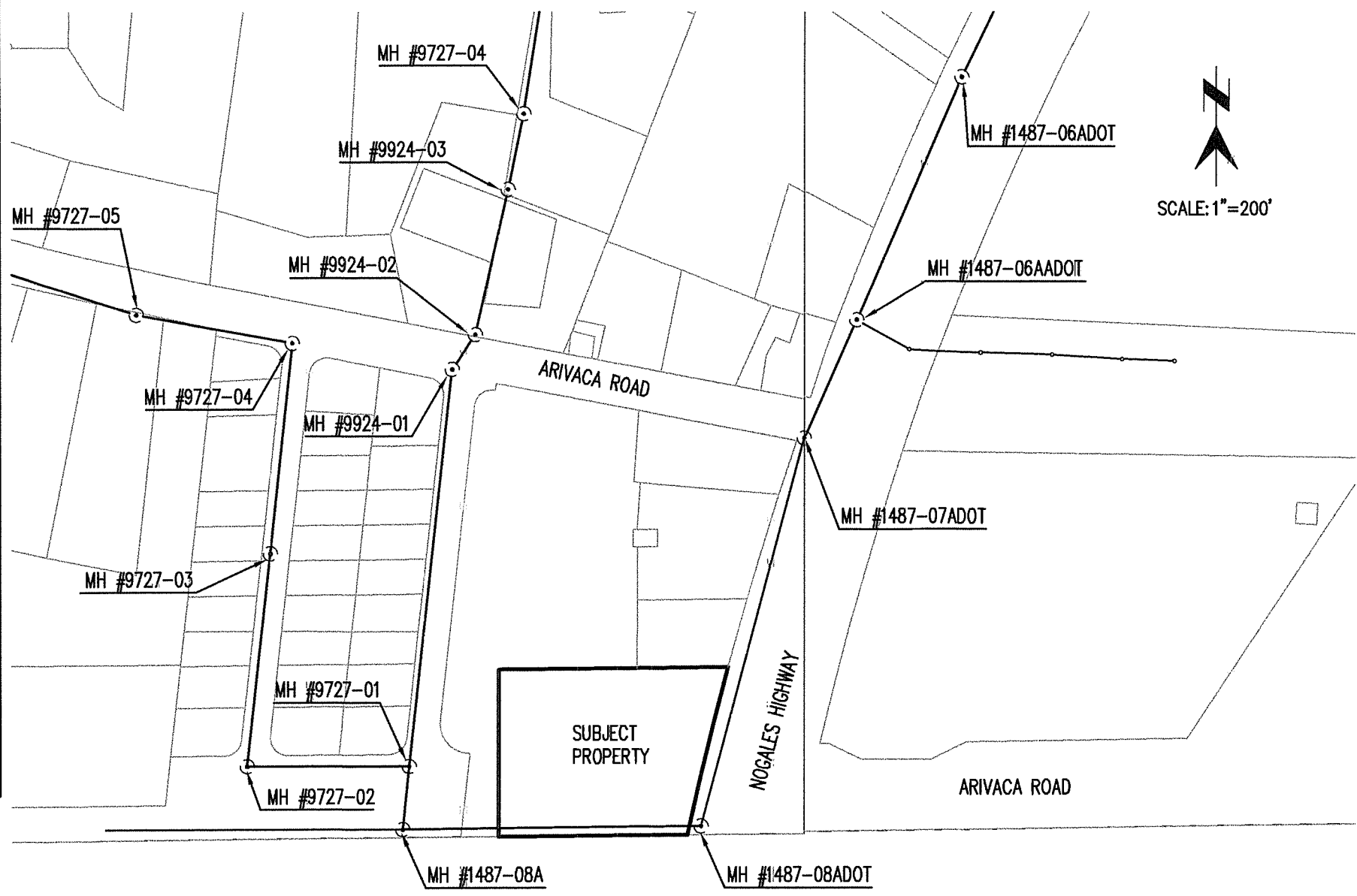
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stanley19263@msn.com

I-G. SEWERS

1. Exhibit I-G.1 is a Sewer Map that shows that there are public sewers within the area around the site and within the site boundaries. The site will be served by public sewer.



SCALE: 1"=200'



SANTA CRUZ

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

EXHIBIT I-G.1 SEWER MAP

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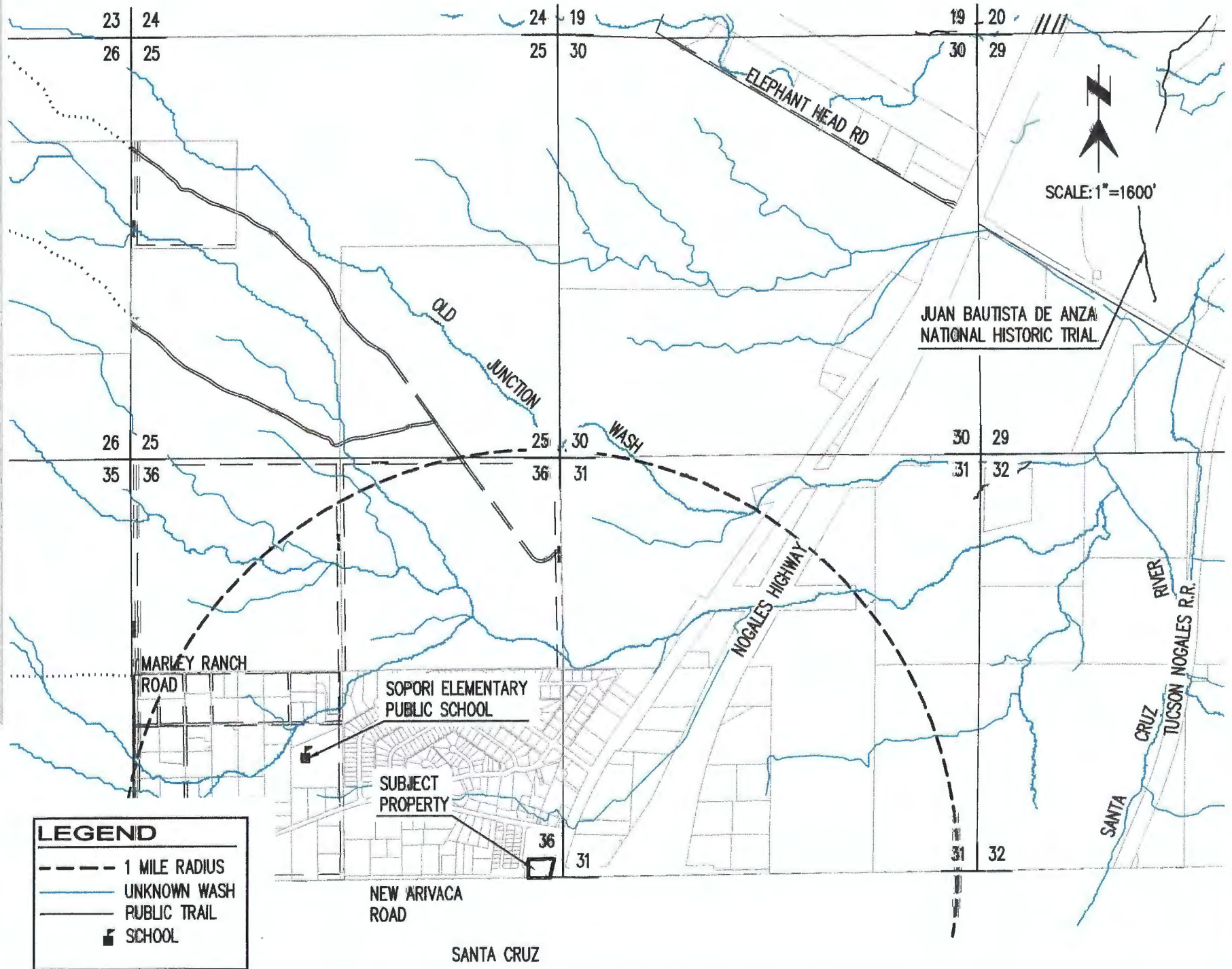
I-H. RECREATION AND TRAILS

1. Exhibit I-H.1 shows all existing parks, recreation areas, and trails within a one-mile radius of the project site. There are not any within one mile of the site.

304-32-4640
 S243' E433' LOT 4 LESS HWY 1.80 AC
 SEC 36 T19S R12E

EXHIBIT I-H.1
 RECREATION AND
 TRAILS MAP

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 stinley19263@att.net



I-I. CULTURAL RESOURCES: ARCHEOLOGICAL AND HISTORICAL SITES

1. An archaeological site records search will be conducted, if necessary, during the site construction review phase.
2. It is anticipated that no historic properties will be identified in the project area.
3. A field survey has not been conducted for the project area.

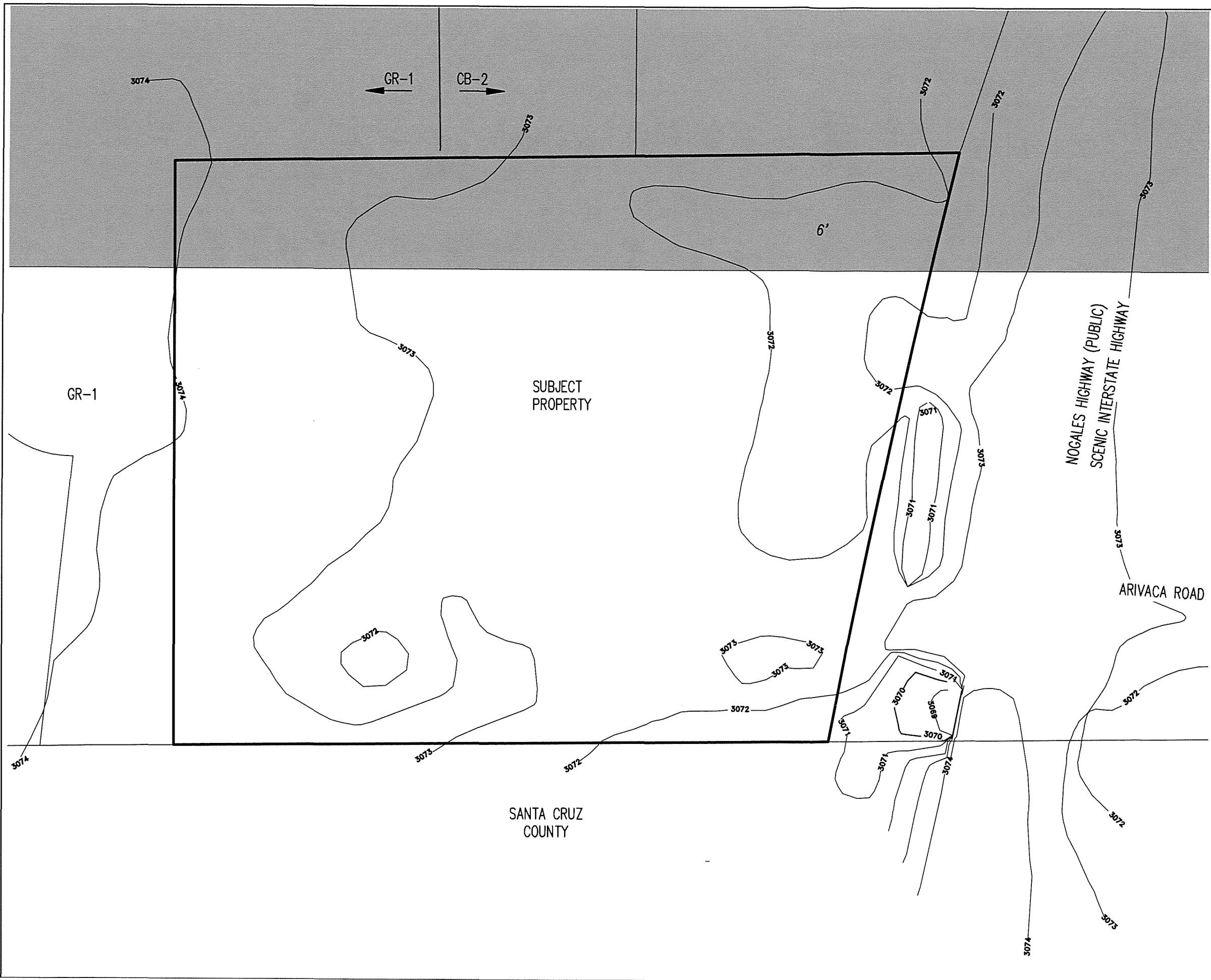
I-J. AIR QUALITY

1. This section does not apply as the development is not industrial.

I-K. COMPOSITE MAP


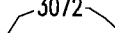
Exhibit I-K is a composite map that shows physical constraints and areas that require special evaluation. The following characteristics were addressed and shown if they pertain to the project site:

1. Topography
 - a. There are no restricted peaks and ridges.
 - b. There are not any rock outcrops or talus slopes.
 - c. Site topography is shown, there are not any slopes 15% or greater located on the property.
2. Hydrology
 - a. There is a 100-year floodplain with discharges greater than 100 cfs on the project site.
 - b. The site is within a sheet flow area. Part of the site is subject to sheet flow depths less than 6 inches while the remaining portion is subject to sheet flow depths of 12 inches.
 - c. There is a federally mapped Zone A floodplain as delineated on FIRM panel 04019C4355L with effective date June 16, 2011
 - d. There are no regulated Riparian Habitat Classifications.
 - e. There are no areas of lakes, ponds, springs, wetlands, or sources of perennial surface water.
3. Biological Resources
 - a. There are not any saguaro cacti onsite.
 - b. There are not any ironwood trees onsite.
 - b. There is no Pima Pineapple cactus onsite.
 - c. There is not any Needle Spined Pineapple cactus onsite.
 - d. There are no areas of significant or important vegetation onsite.




 SCALE: 1"=40'

LEGEND

-  LOW (CACTUS FERRUGINOUS PYGMY OWL)
-  3072 CONTOUR ELEVATIONS

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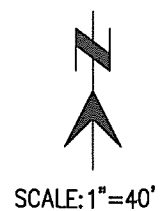
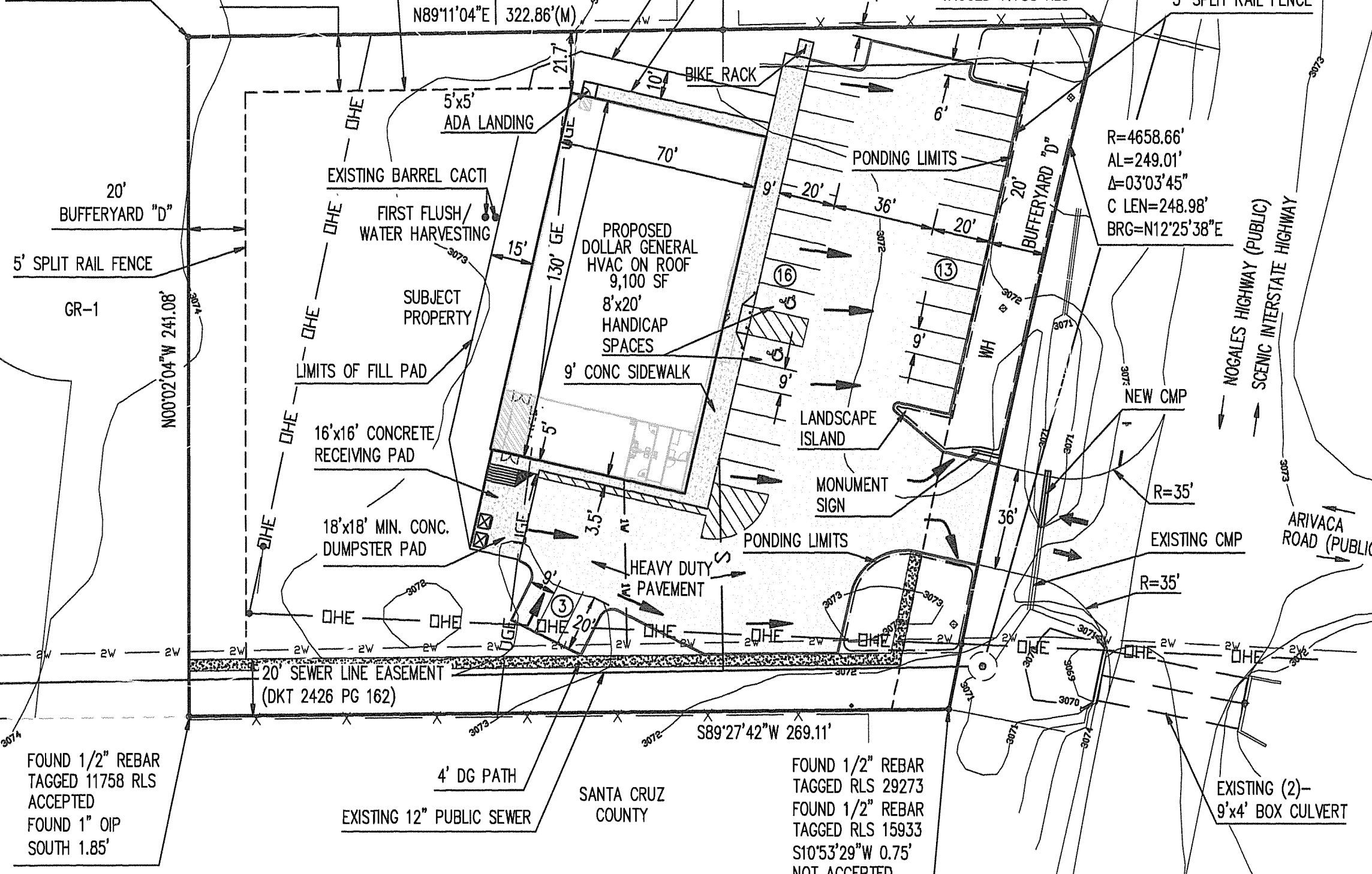


EXHIBIT I-K
COMPOSITE MAP

304-32-4640
 S243' E433' LOT 4 LESS HWY 1.80 AC
 SEC 36 T19S R12E

FOUND/ACCEPTED 3/8" REBAR
TAGGED RLS 15933
FOUND 5/8" ROD
NO IDENTIFICATION
S73°03'14"E 0.13'



R=4658.66'
AL=249.01'
Δ=03°03'45"
C LEN=248.98'
BRG=N12°25'38"E

LEGEND	
	PROPERTY LINE
	CENTER LINE
	ROW LINE
	BUFFERYARD LINE
	EXISTING WATERLINE
	NEW WATERLINE
	NEW PRIVATE SEWER
	CONTOUR ELEVATIONS
	NUMBER OF PARKING SPACES
	DIRECTION OF FLOW
	PONDING LIMITS
*NOTE: BUILDING IS 9,100 SF	

NOTE: 1. THE SITE IS ENTIRELY WITHIN FEDERAL EMERGENCY MANAGEMENT SPECIAL FLOOD HAZARD AREA ZONE A. (PRE AND POST DEVELOPMENT CONDITION)
2. THE BUILDING WILL BE ELEVATED ON A FILL PAD.

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EXHIBIT II-B.1
PRELIMINARY
DEVELOPMENT
PLAN

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E