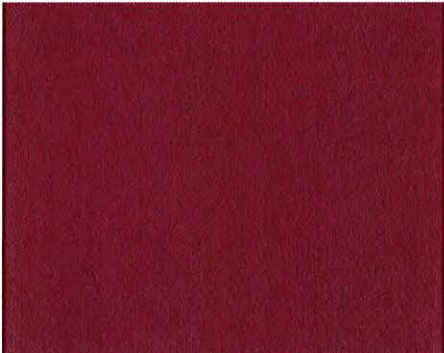


# CAT MOUNTAIN VISTA

## REZONING SITE ANALYSIS, 4th Submittal

P17RZ00007

3.16.2018



The  
WLB  
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## Introduction

This site analysis has been prepared in support of a proposed rezoning of the Cat Mountain Vista project. The project is a proposed single-family residential development located north of the intersection of Kinney Road and Ajo Way. Currently the subject property remains undeveloped. The proposed project will increase the density of the subject property but also preserve Conservation Land System lands and a significant amount of natural open space.

The overall project proposes to develop the 82.7± acre land into a residential neighborhood with a large natural open space area. The request is to rezone 65± acres of the property from the current Rural Residential Zone (GR-1) to Transitional Zone (TR). The rest of the property already has the necessary zoning to allow for the proposed development. The vision is to develop a portion of the rezoning area as a cohesive single family residential development, and to preserve the northern portion of the project site as natural open space. With this rezoning and associated increase in density, the overall project will feature 207 lots. To the south of the project there are plans for a commercial shopping center.

The proposed increase in density is supported by several factors including the intense nature of the heavy commercial zoning on a portion of the project site, the site's Community Activity Center Comprehensive Plan land use designation and the site's optimal location on Kinney Road and Ajo Way as a regionally important activity center.

In order to make this residential project a reality, the appropriate land entitlements must be acquired for the property. The developer is focused on acquiring the necessary entitlements in Pima County through a rezoning of the subject property.

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## Part I – Site Inventory

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## A. Land Use

### 1. Location / Regional Context

The overall project consists of approximately 82.7± acres located in unincorporated Pima County within Section 36, Township 14S, Range 12E. The property is located north of the intersection of Kinney Road and Ajo Way. The project area subject to the rezoning consists of approximately 65± acres.

The subject is within property tax parcel number 212-50-001H.

### 2. Existing Land Uses On-Site

A 15± acre portion of the property is currently being used for material processing on the western portion of the property. There is also a 9± acre cleared area in the middle of the project site with several manufactured homes and livestock corral areas. Both previously disturbed areas are proposed for development or landscaping.

### 3. Existing Easements

*Please refer to Exhibit I-A-3: Existing Easements.*

### 4. Comprehensive Plan on Site and Surroundings

The current Pima County Comprehensive Plan land use categories for the site consist of the following:

- The entire property is designated Community Activity Center (CAC)
- The entire property is located within Comprehensive Plan Special Area Policies S-29 and S-35, and Comprehensive Plan Rezoning Policy RP-21 Kinney and Ajo Activity Center.

Please refer to Section 5 below for the Comprehensive Land Use Designations of surrounding lands.

### 5. Surrounding Land Uses and Comprehensive Plan Land Use Designations

North:	Land Use:	Vacant land
	Designation:	Resource Sensitive (RS)
Northeast:	Land Use:	Low density single-family residences and vacant land
	Designation:	Resource Sensitive (RS)
East:	Land Use:	Low density single family residences
	Designation:	Resource Sensitive (RS)
Southeast:	Land Use:	Low density single-family residences with a typical lot size of 1 to 3.3 acres, a learning center, and vacant land
	Designation:	Community Activity Center (CAC) Medium Intensity Urban (MIU)
South:	Land Use:	Commercial and vacant land

	Designation:	Community Activity Center (CAC) Medium Intensity Urban (MIU)
Southwest:	Land Use:	Church and vacant land
	Designation:	Community Activity Center (CAC) Medium Intensity Urban (MIU)
West:	Land Use:	Low density single-family residences and vacant land
	Designation:	Community Activity Center (CAC) Medium Intensity Urban (MIU)
Northwest:	Land Use:	Medium density single-family residences and vacant land
	Designation:	Low Intensity Urban (LIU-3.0)

6. Pending Rezoning, Plats Development Plans

There are conditionally approved rezonings within the project area.

Ajo Camino De Oeste – W. Ajo Highway Rezoning P16RZ00011 was approved and subject to standard and special conditions.

Co9-05-30 Stewart Title and Trust #1580 – Kinney Road Rezoning was approved and subject to standard and special conditions.

## B. Topography and Grading

### 1. Topographic Characteristics

The elevation of the property varies. The high point is at 2,640 feet, along the northern portion of the site. Several washes cross the site flowing north to south creating low points, with the lowest elevations found in the southwest corner of the project site near Kinney Road at an elevation of approximately 2,595 feet.

Refer to Exhibit I-B-1: Topography.

- a) Restricted Peaks/Ridges: None.
- b) Rock Outcrops: None.
- c) Slopes 15% or Greater: None.
- d) Significant Topographic Features None.
- e) Existing Grading and Ground Disturbance:

There are some existing dirt roads and paths traversing site. There is excavation activity occurring in the western part of the rezoning project boundary. Also, the central portion of the site has areas of disturbance that are associated with historic ranching activities.

*Please refer to Exhibit I-A-3: Aerial Photograph.*

### 2. Average Cross Slope

The Average Cross Slope (ACS) for the subject property is 3.09%. This calculation was based on the following formula:

If:	ACS	= ( 'I' x 'L' x 0.0023 ) / 'A'
Where:	'I'	= Contour interval
	'L'	= Combined length of all contour lines in project
	0.0023	= Conversion of square feet into acres times 100
	'A'	= Project site area in acres
Then:	ACS	= ( 1 x 87118.23 x 0.0023 ) / 64.8 =3.09%

## C. Hydrology

### 1. Off-site Hydrology

*Please refer to Exhibit I-C-1: Off-Site Hydrology.*

### 2. On-site Hydrology

*Please refer to Exhibit I-C-2: Onsite Hydrology.*

### 3. Hydrology

- a) The project site is within the Black Wash Critical Basin. No features of the watershed are anticipated to be adversely impacted by the proposed development.
- b) *Please refer to Exhibit I-C-1: Off-Site Hydrology.*
- c) Erosion hazard setbacks of 25 feet were used per County Code Chapter 16.28.030.A.2.
- d) Data from the FLO-2D Hydrologic Analysis for Arizona State Route 86 Valencia to Kinney Road Revised October 2012 found within the ADOT Final Drainage Report SR 86 Valencia to Kinney Road was utilized to determine the approximate 100-year floodplains for peak discharges greater than or equal to 100 cfs.



## D. Biological

### 1. Conservation Lands System

A 10.6+/- acre portion of the site located in the northeast corner of the subject property is designated by the Conservation Land System as a Multiple Use Management Area. The remaining land is located outside of the Conservation Land System.

*Please refer to Exhibit I-D-1: Conservation Lands System*

### 2. Priority Conservation Area

The site does not fall within the Priority Conservation Area for the Pima pineapple cactus, needle-spined pineapple cactus, or for the cactus ferruginous pygmy-owl.

### 3. Saguaros and Ironwood Trees

The entire site was surveyed for ironwoods and saguaros. There are no known ironwood trees onsite. The rezoning area of the project contains 209 saguaros which are greater than six feet and 472 saguaros less than or equal to six feet.

*Please refer to Exhibit I-D-3: Saguaros & Ironwood Trees Inventory*

### 4. Habitat Protection/ Community Open Space

The subject property is not designated in either category.

## E. Transportation

### 1. Existing/ Planned Off-Site Streets

*Please refer to Exhibit I-E-1: Transportation*

### 2. Distances to Existing Drives/ Intersections

*Please refer to Exhibit I-E-1: Transportation*

### 3. Public Transit

There is a Sun Shuttle route and stop located near the northwest corner of the subject property at the intersection of Kinney and Bopp Roads route number 16059. The route has a 1.5 hour time interval. Its endpoints are Bopp Road to San Joaquin. Stops occur between 6:21 am and 6:21 pm.

*Please refer to Exhibit I-E-3: Public Transit*

F. Sewers

1. Existing Public Sewer

*Please refer to Exhibit I-F-1: Existing Public Sewer*

2. Site Constraints for Sewer

There are no known site constraints to providing sewer service to the project site.

G. Recreation

1. Existing Recreational Facilities On-Site and within One mile.

*Please refer to Exhibit I-G-1: Recreational Facilities*

2. Trail Rights-Of-Way

*Please refer to Exhibit I-G-1: Recreational Facilities*

## H. Cultural Resources Archaeological and Historic Sites

### 1. Records Check

*Please refer to Appendix A: Arizona State Museum Records check*

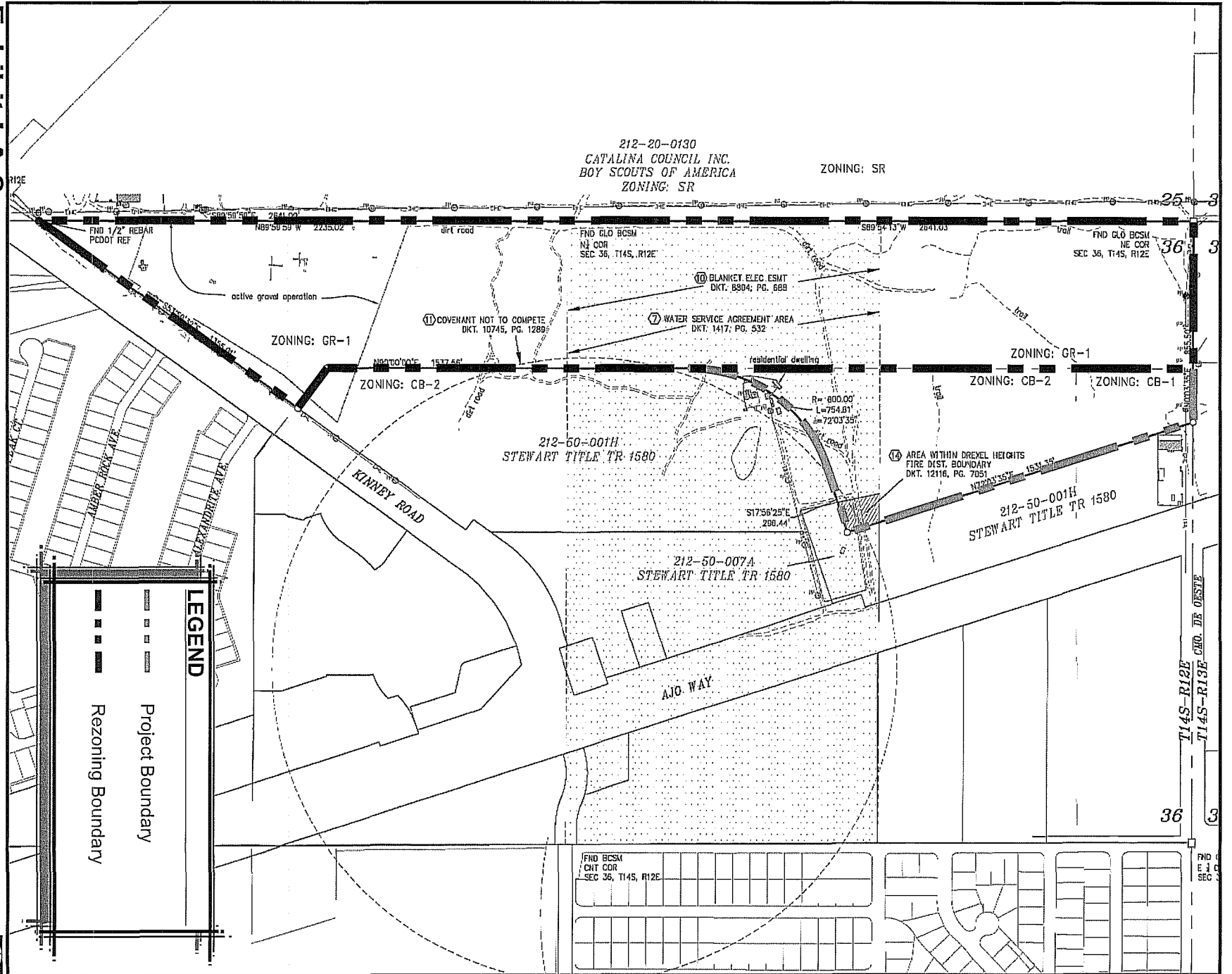
### 2. Survey Title

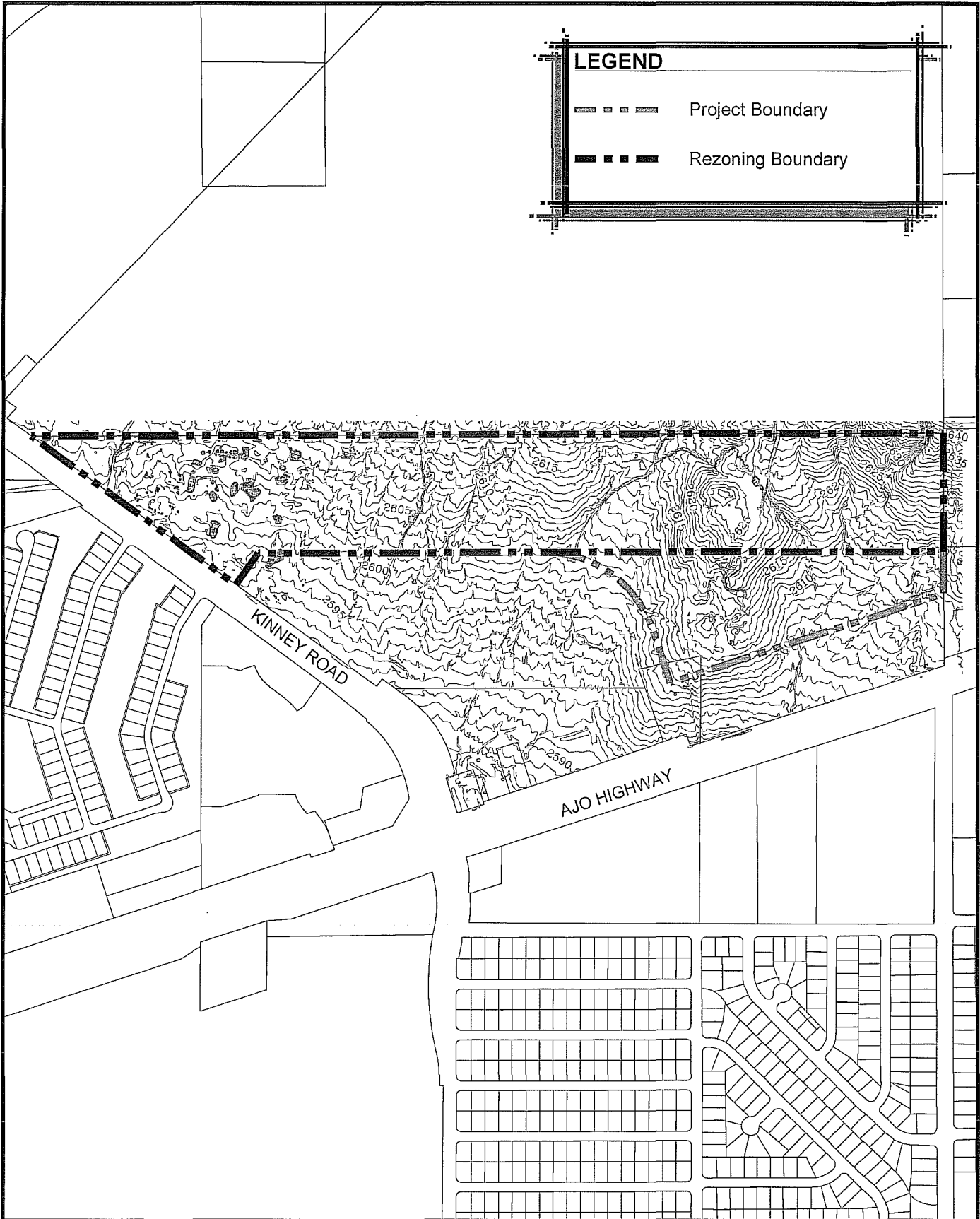
At the time of the tentative plat, and prior to site construction permit application, a cultural resources report will be submitted to the Office of Sustainability and Conservation, Cultural Resources and Historic Preservation Division.

I. Exhibits



# Exhibit I-A-3 Existing Easements Map








**Exhibit I-B-1  
Topographic Characteristics**

Pre-Development Flows	Q <sub>100</sub>
1	246 cfs
2	66 cfs
3	60 cfs
4	47 cfs
5	48 cfs
6.1	42 cfs
6.2	66 cfs
6.3	11 cfs
6.4	143 cfs

**LEGEND**

-  Project Boundary
-  Rezoning Boundary
-  Watershed Boundary

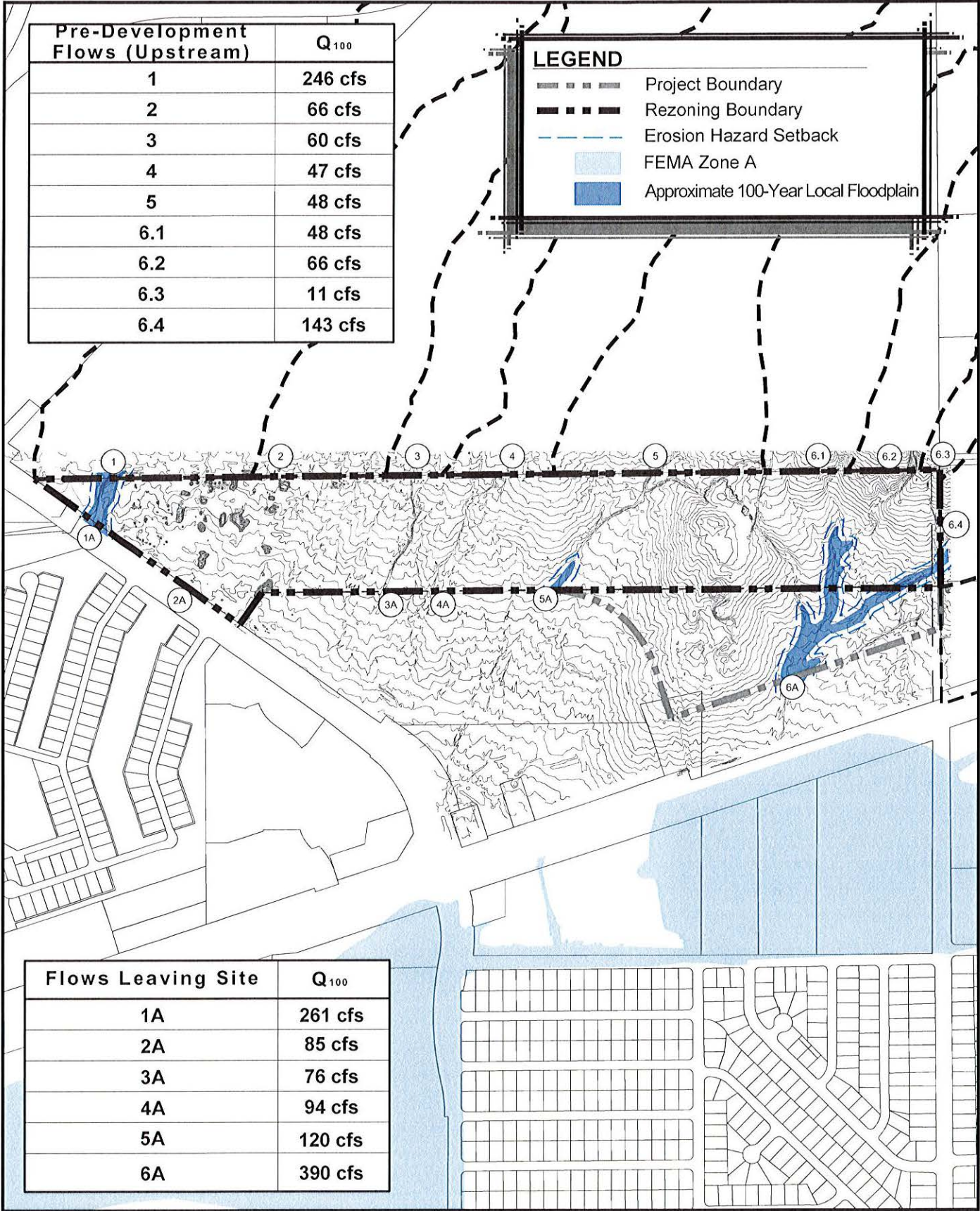


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**Exhibit I-C-1  
Offsite Hydrology**

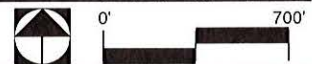




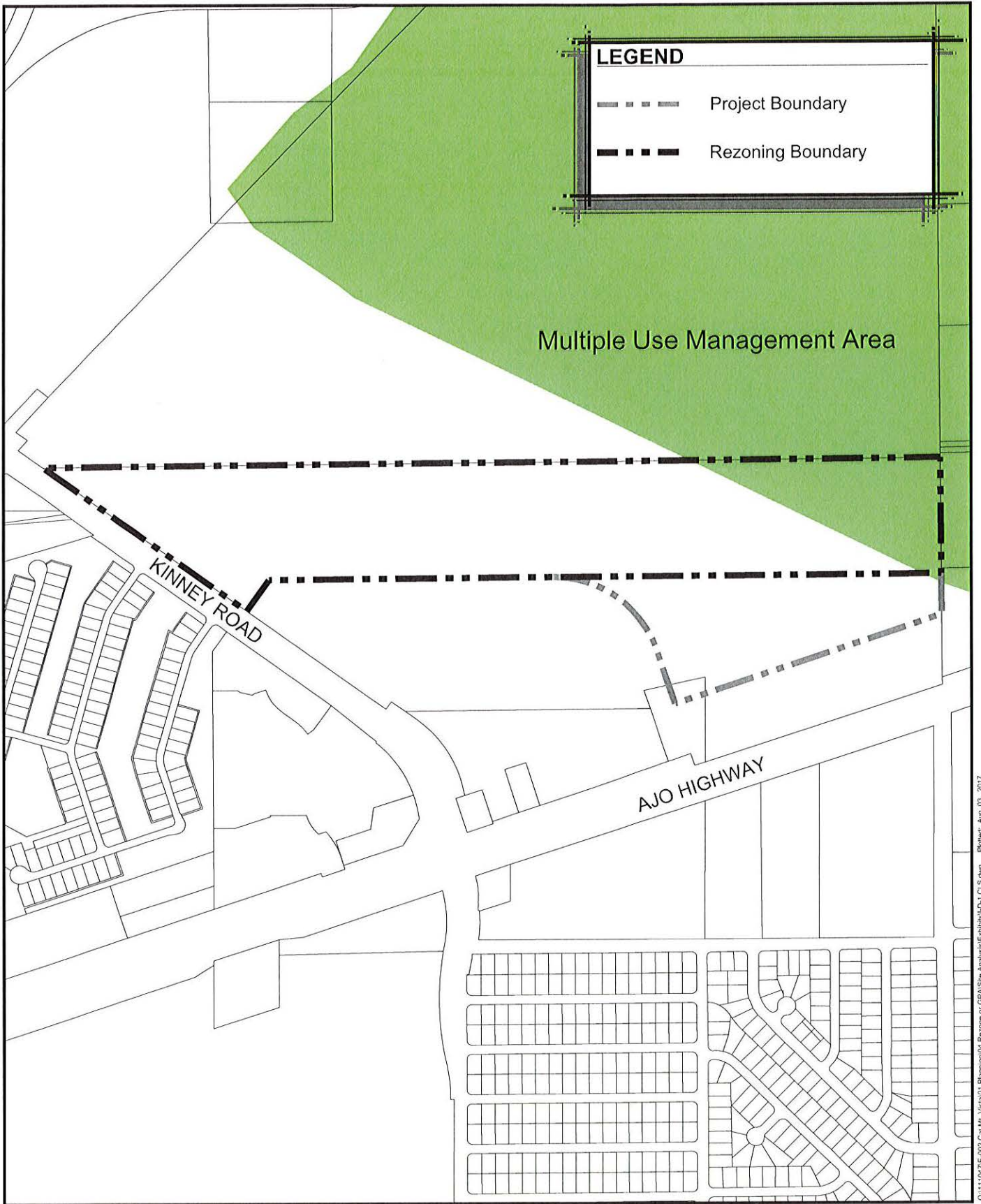


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**Exhibit I-C-2  
On-Site Hydrology**







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**Exhibit I-D-1  
Conservation Lands System**



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**Exhibit I-D-3  
Saguaros and Ironwood Trees Inventory**

