

# **River Village Shopping Center Expansion**

## **Rezoning Site Analysis**

**11.20.2014**

**Fourth Submittal**

Property Owner

Lin Jiahong & Chihua Wu Revocable Trust  
c/o Greg Wexler  
6088 W. Arizona Pavilions Dr., Ste. 1  
Tucson, Arizona 85743  
(520) 977-8500

Prepared By

The WLB Group, Inc.  
Contact: Paul Oland  
4444 E. Broadway Blvd.  
Tucson, Arizona 85711  
520.881.7480

WLB No. 108022-B-001

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## APPENDICES

Appendix A	Attachment A PIWMP
Appendix B	Neighborhood meeting
Appendix C	Rezoning Policies Letter – May 21, 2014

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## Part I Site Analysis

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### I-A. EXISTING LAND USES

#### 1. SITE LOCATION

The subject property is located near the northeast corner of Oracle and River Roads, and is identified as parcel number 105-03-009B in Township 13S, Range 13E, Section 13. The project is surrounded by both residential and commercial developments. Refer to Exhibit I-A1 Location Map.

#### 2. EXISTING LAND USES - ONSITE

Parcel 105-03-009B is vacant with some scattered trees. The lot sits lower than the surrounding lots and River Road. As a result ponding occurs onsite which is directed to a culvert that flows south under Oracle Road. Refer to Exhibit I-A2 for an aerial photograph of the subject property.

The property to the west, containing the existing River Village Shopping Center (Parcel 105-03-028A) is not a part of the rezoning request, however it will be included in future development plans. Upon approval of the rezoning request a development plan will be prepared which will adjust the building configurations, landscaping and parking to expand the existing shopping center into this property.

#### 3. EXISTING COMPREHENSIVE PLAN DESIGNATIONS

In 2008 a Comprehensive Plan amendment was approved by the Board of Supervisors changing the designation from Medium High Intensity Urban (MHIU) to Neighborhood Activity Center (NAC) for the subject property as well as parcels to the east. It is currently classified as Rezoning Policy RP-122 W. River Road/N. Oracle Road within the 2001 Pima County Comprehensive Plan Update, Rezoning and Special Area Plan Policies. Included in RP-122 are multiple policies that are to be applied as appropriate to future rezoning requests. Due to the nature of the site, and both existing and proposed conditions, a few of the policies are unattainable with this rezoning application. These issues, along with a brief analysis, were addressed in a letter dated May 21, 2014 to Planning Official, Arlan Colton, FAICP (Appendix C).

Surrounding Comprehensive Plan Designations include (Exhibit I-A4):

North:	City of Tucson, Existing Neighborhoods and Mixed Use Centers
South:	Medium High Intensity Urban and Community Activity Center (CAC)
East:	Neighborhood Activity Center (NAC)
West:	Community Activity Center (CAC)

The area is also located within the Catalina Foothills, Special Policy Area 2 (S-2) (Exhibit I-A5). This policy limits the height to 24 feet, unless approved by the Board of Supervisors. It is anticipated that proposed expansion will be compatible to the existing shopping center to the west, therefore heights may exceed the policy limits and Board of Supervisor approval is requested at this time.

**4. EXISTING ADJACENT ZONING AND LAND USES**

Parcel 105-03-009B is currently designated as Mixed-Dwelling Type Zone (CR-4)

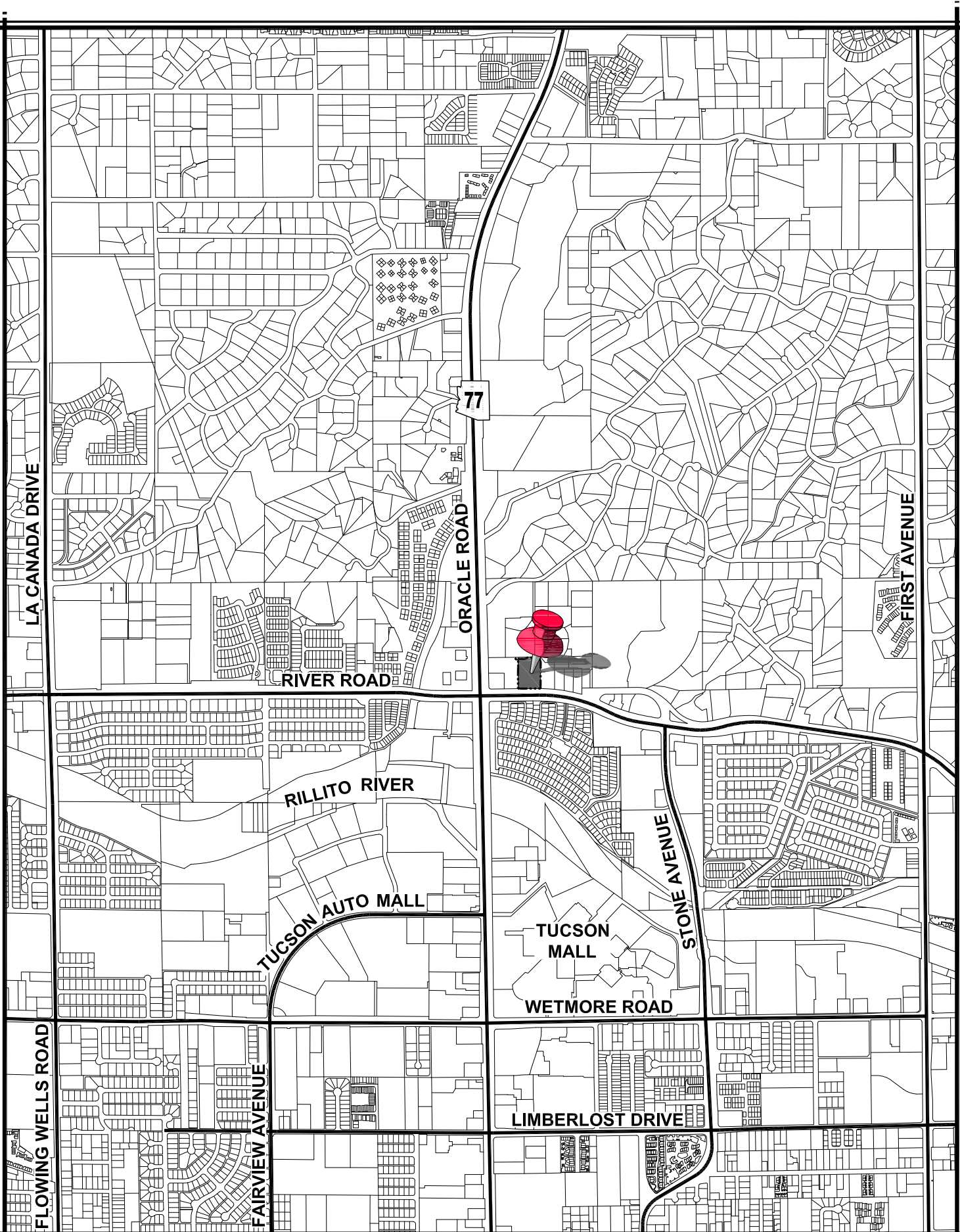
Existing zoning (Exhibit I-A4) and existing land uses (Exhibit I-A3) are as follows:

North: Single family residences and vacant land. City of Tucson Office Zone (O-3) and Residence Zone (RX-1), Pima County Single Residence Zone (CR-1).

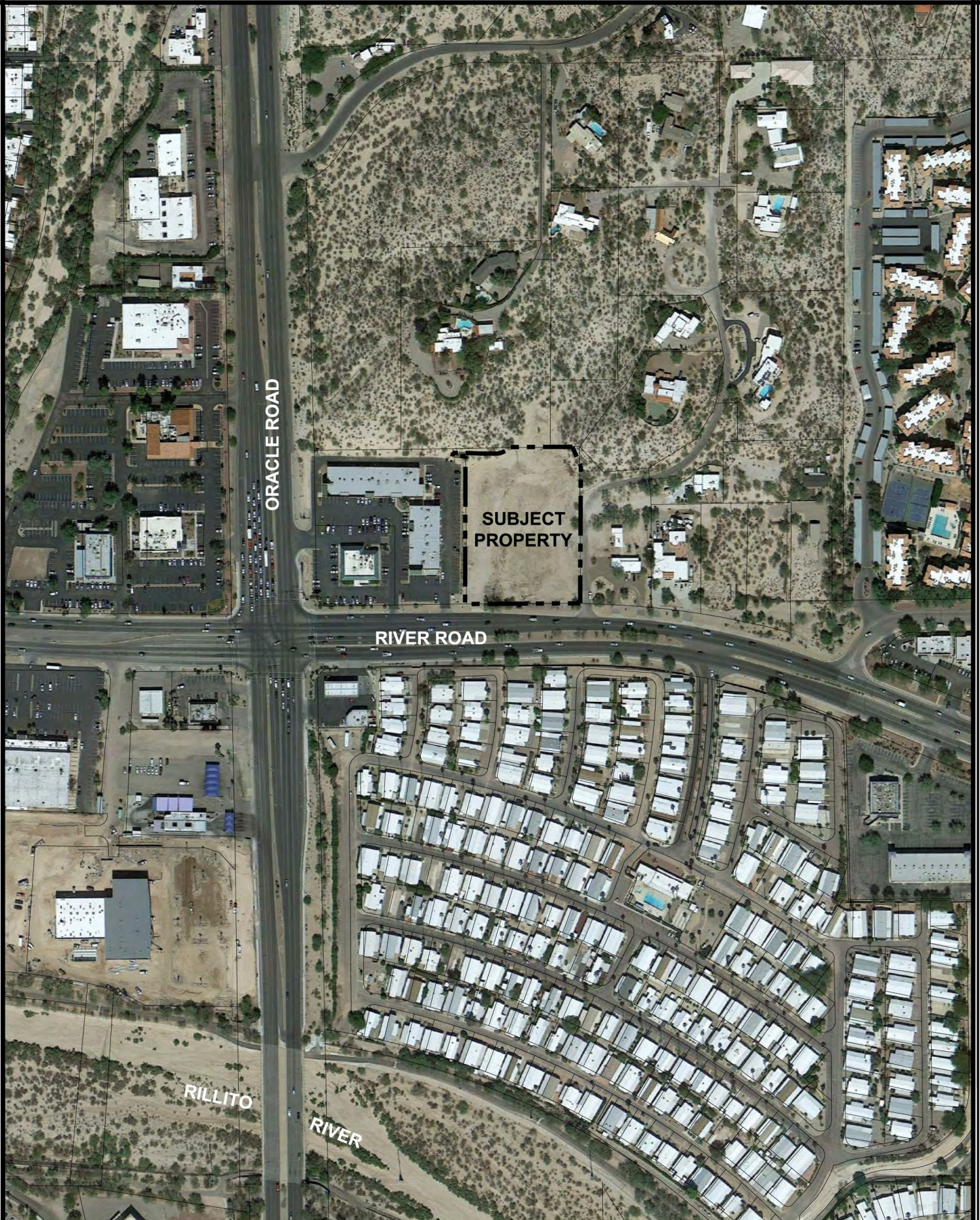
South: Friendly Village of the Catalinas Mobile Home Park. Pima County Local Business Zone (CB-1) and Trailer Homesite Zone (TH).

East: A mix of small-scale commercial and residential uses. Pima County Single Residence Zone (CR-1) and Mixed Dwelling Type Zone (CR-4).

West: Commercial Development, Oracle Road. Pima County Local Business Zone (CB-1) and City of Tucson Commercial Zone (C-3)









**PUEBLO  
VILLAS  
TOWNHOMES  
6 R/AC**

**ORACLE FOOTHILLS  
ESTATES  
0.5 R/AC**

**PLAZA  
VEGA**

**U-LIKE  
BUFFET**

**VACANT  
RESTAURANT**

**RED  
LOBSTER**

**THE GOOD  
EGG**

**ORACLE ROAD**

**RIVER VILLAGE  
SHOPPING CENTER**

**DENNYS**

**SUBJECT  
PROPERTY**

**MARYLAND  
HILLS ESTATES  
0.5 R/AC**

**PROMONTORY  
APARTMENTS**

**RIVER ROAD**

**FIESTA  
LANES  
BOWLING  
ALLY**

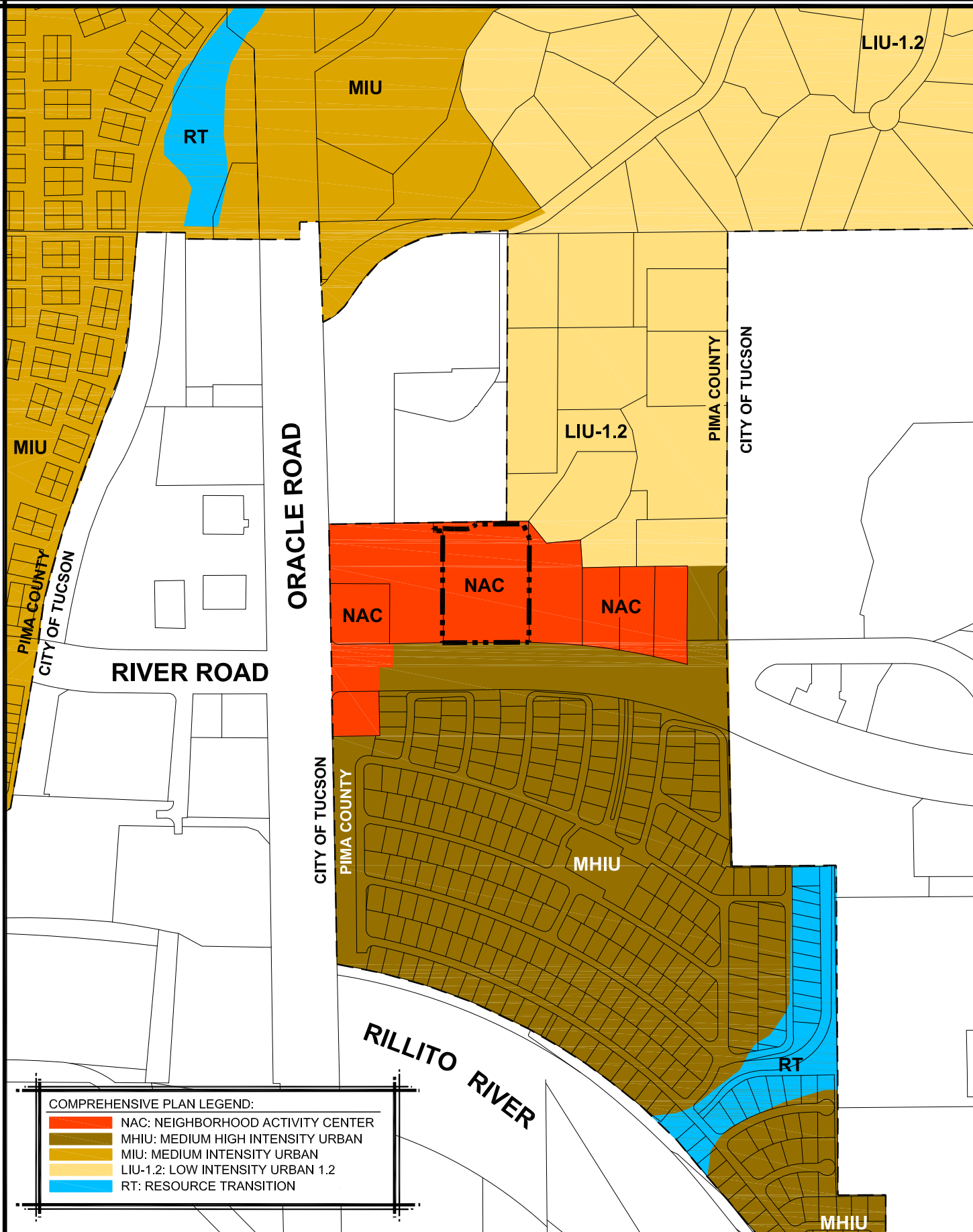
**JACK IN  
THE BOX**

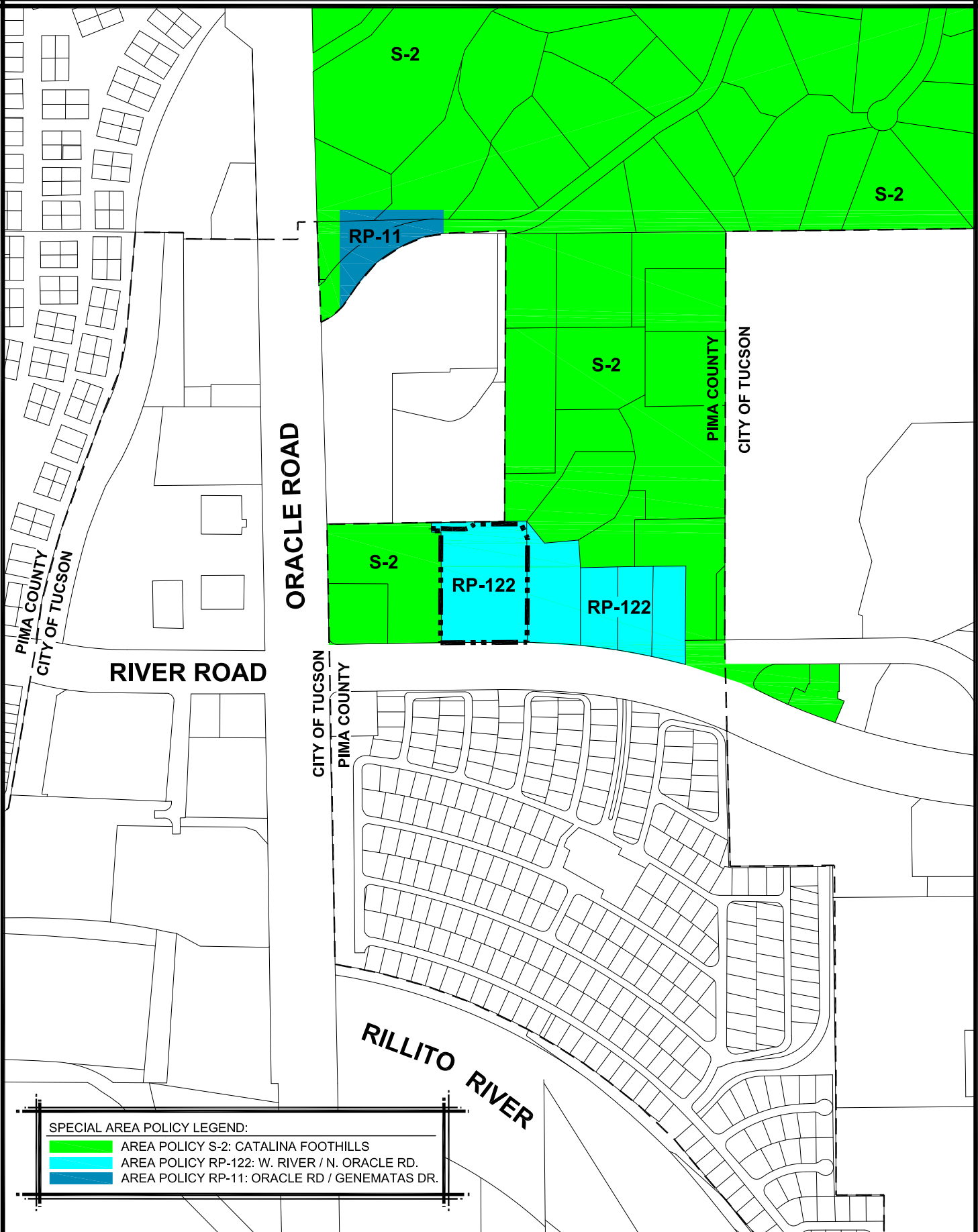
**CAR  
WASH**

**CIRCLE  
K**

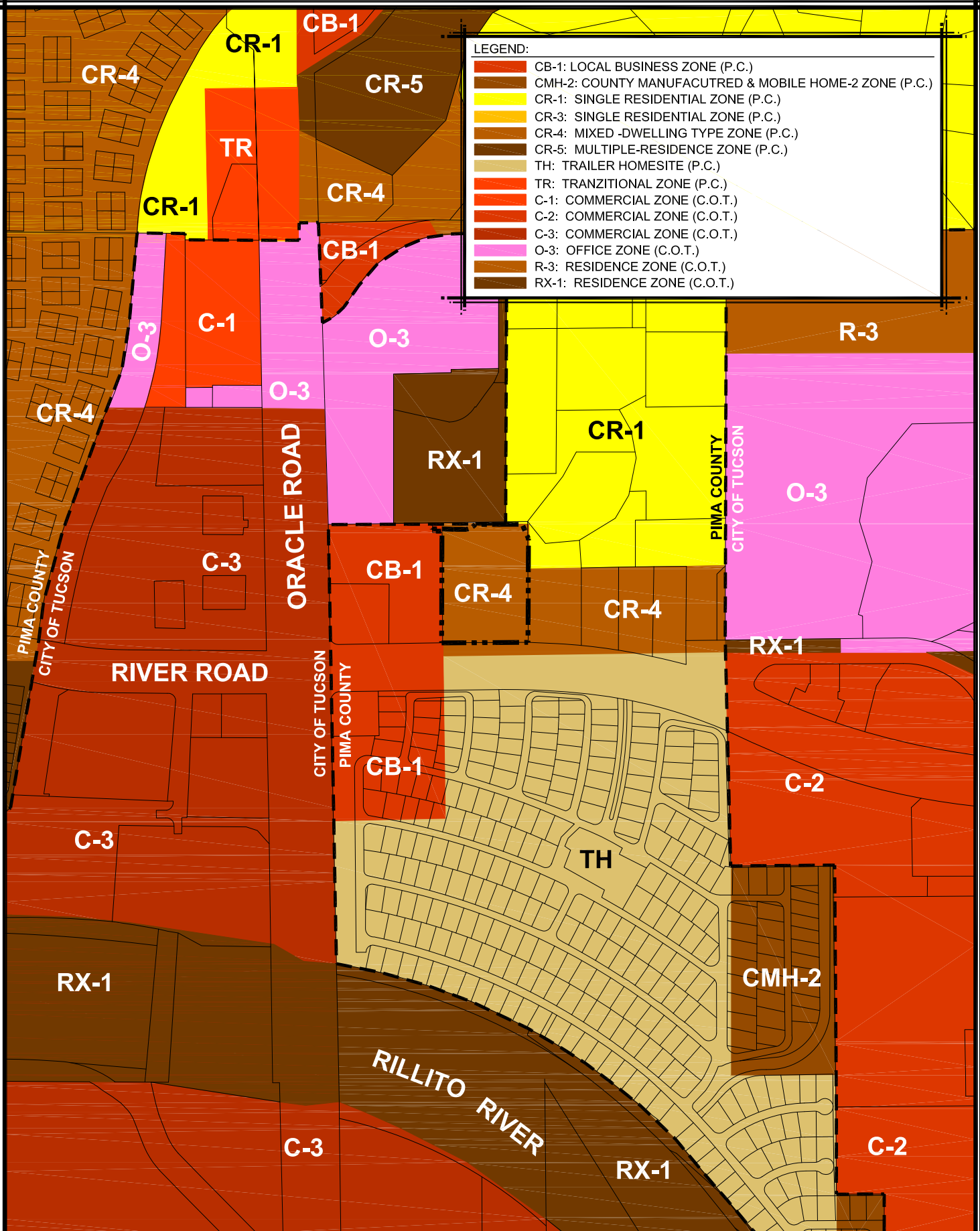
**FRIENDLY VILLAGE  
OF THE CATALINAS  
6 R/AC**











## **I-B. TOPOGRAPHY**

### **1. TOPOGRAPHIC CHARACTERISTICS OF THE SITE**

The subject property is relatively flat. The parcel slopes toward the center along River Road where water collects and flows south in an existing culvert under the road. Elevations range from 2,304-feet at the culvert to 2,330 feet above sea level along the northeast and northwest corners of the site. From the northern edge the elevation increases significantly, rising 60± feet above the project site. No significant topographic features or rock outcrops exist on site. Refer to Exhibit I-B1. To review post-development topography, refer to Part II Section D-1, Topography.

### **2. THE PRE-DEVELOPMENT AVERAGE CROSS-SLOPE.**

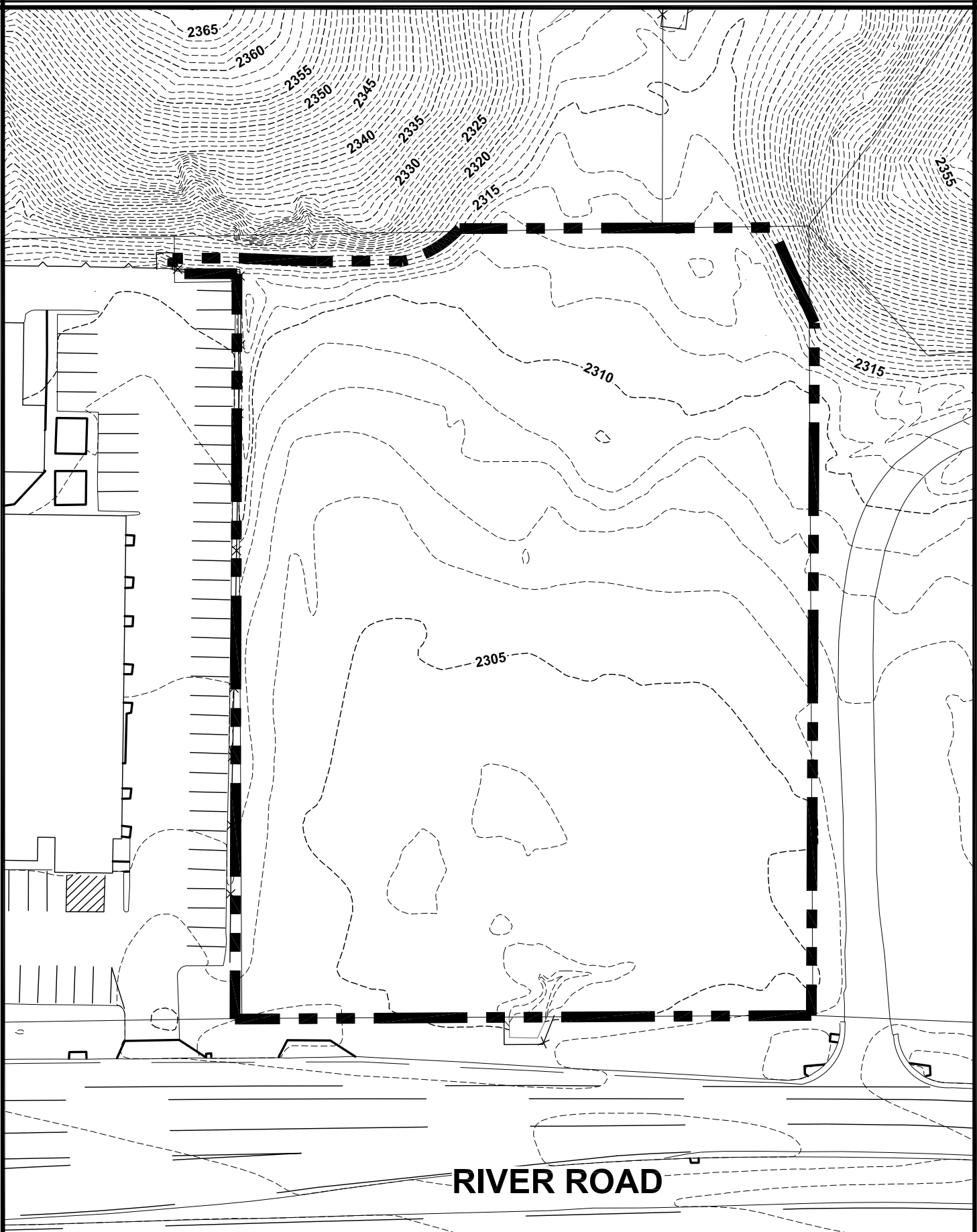
The average cross slope of the property is approximately 6.5%. This was determined as follows:

$$\text{ACS} = (\text{cont. interval} \times \text{cont. length} \times 0.0023) / \text{acres}$$

Average cross slope was calculated as follows:

$$\frac{(1)(L)(0.0023)}{A} = \frac{(2')(3,364.4)(0.0023)}{2.23 \text{ ac.}} = \sim 6.9\%$$





## **I-C. HYDROLOGY**

### **1. OFF-SITE WATERSHEDS**

The perimeter of all offsite watersheds that affect or are affected by the project site both upstream and downstream to their logical conclusion are shown on Exhibit I-C1 of this site analysis. The project site is located within a balanced basin. There are two offsite watersheds affecting this property, designated as OS1 and OS2. These watersheds extend north and east of the project site and converge at drainage concentration point 1E adjacent to River Road where a culvert carries the drainage under River Road.

### **2. OFF-SITE FEATURES, NATURAL OR MAN-MADE, WITH ABOVE WATERSHEDS EFFECTED BY, OR AFFECTING THE SITE**

Topography rises abruptly into the Catalina foothills just north of the site. The elevation near the base of the hill at the northern edge of the project site rises 60± feet to the single family homes north of the site.

### **3. ACREAGE OF UPSTREAM OFF-SITE WATERSHEDS**

OS 1 drains approximately 7 acres directly north of the site and OS2 drains approximately 8 acres east and north of the site. Concentration point 1E includes 17.7 acres in the drainage area.

### **4. DESCRIPTION OF CHARACTERISTICS OF ONSITE HYDROLOGY**

- a. The approximate 100-year floodplains with a discharge greater than 100 cfs are shown on Exhibit I-C1 of this site analysis. According to the County of Pima floodplain ordinance, all non-FEMA washes greater than 100 cfs need to be mapped on-site for stormwater flows exiting and entering the project site.
- b. A large portion of the subject property currently is subject to ponding due to the elevation of the lot. However, the property is not located in a designated FEMA floodplain, and ponding will be mitigated by development improvements.
- c. The project site is located within a FEMA Zone X as depicted on FIRM panel #04019C-1686L (June 16, 2011).
- d. The 100-year peak discharge rates entering and leaving the site at control point 1E is 118 cubic feet per second (cfs). This was computed using the Pima County method. These discharge rates were computed by the WLB Group.
- e. There are no regulated riparian habitat classifications within the project boundaries.
- f. There are no improvements to the existing drainage courses on the site, however there is an existing drainage inlet the flows under River Road.



- g. There are no lakes, ponds, wetlands, springs, or other sources of perennial surface water within the project boundaries.
- h. Erosion hazard setbacks are 25' from the 100 year floodplain to 75' from watercourses with base flood peak discharges of less than 5,000 cfs or less. Upon development of the site there will no longer be a floodplain or erosion hazard setback.

## **5. DESCRIPTION OF EXISTING DOWNSTREAM DRAINAGE CONDITIONS**

Water exits the site through a culvert that flows south under River Road. It is believed that the culvert travels west along River Road, before turning south on Oracle Road. The pipe daylights south of the existing gas station on the southeast corner of Oracle and River Roads. Stormwater then continues for approximately 775 feet in an open channel before connecting to the Rillito River.

NOTE:

- OFFSITE WATERSHED AREA IS APPROXIMATELY 15± ACRES.

APPROXIMATE  
WATERSHED  
BOUNDARY

SUBJECT  
PROPERTY

RIVER ROAD



LEGEND:




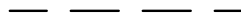

-  PROPERTY BOUNDARY
-  WATERSHED BOUNDARY
-  100-YEAR FLOODPLAIN PONDING LIMITS
-  EROSION HAZARD SETBACK
-  CONCENTRATION POINT

TABLE OF 100-YEAR PRE-DEVELOPED PEAK DISCHARGE:

CONC. PT	DRAINAGE AREA (ac)	Q100 (cfs)
1E	17.7	118
OS1	7.0	46
OS2	8.0	53

