

# AGENDA MATERIAL

DATE 10/17/23 ITEM NO. RASS

## Thornsdale Sumter Specific Plan Modifications to Address Issues/Concerns

Issues/Concerns	Neighborhood Meeting/Discussions with Coalition for Sonoran Desert Protection (07/13/2022)	Planning & Zoning Commission ("P&Z") Hearing (11/30/2022)	New Specific Plan Modifications (08/22/2023)
<p><b>Density:</b> Concerns about apartments next to single-family homes, impact on property values</p>	<ul style="list-style-type: none"> <li>• 360 units on 17.88 acres</li> <li>• 20 residences per acre ("RAC")</li> </ul> <p><i>NOTE: Shared findings from numerous academic studies and Oro Valley Apartment Study showing that apartment development does not negatively impact property values.</i></p>	<ul style="list-style-type: none"> <li>• 340 units on 17.88 acres</li> <li>• Reduction of 20 units, or 6%</li> <li>• 19.3 RAC</li> </ul>	<ul style="list-style-type: none"> <li>• 270 units on 17.88 acres</li> <li>• 25% fewer units than original (July 2022) proposal</li> <li>• 20% fewer units than presented at P&amp;Z hearing</li> <li>• 15 RAC</li> </ul>
<p><b>Building Height:</b> Concerns about 3-story buildings at edges of Property next to single-family homes</p> <p><b>Views/Privacy:</b> Concerns about proximity of apartments to existing homes, potentially blocking viewshed or enabling apartment residents to see into North Ranch and Mountain Vista Ridge ("MVR") yards</p>	<p><b>Total 13 buildings, all 3-story</b></p> <ul style="list-style-type: none"> <li>• <b>West Side:</b> <ul style="list-style-type: none"> <li>○ One 3-story office/community building</li> <li>○ Two 3-story apartment buildings</li> <li>○ Closest building setback to North Ranch: 25 feet</li> </ul> </li> <li>• <b>East Side:</b> <ul style="list-style-type: none"> <li>○ Ten 3-story apartment buildings</li> <li>○ Closest building setback to North Ranch: 95 feet</li> <li>○ Closest building setback to MVR: 400 feet</li> </ul> </li> </ul> <p><i>NOTE: Compared to North Ranch, the Property ranges from 5 to 14 feet lower in elevation, which equates to approximately one full story of a building.</i></p>	<p><b>Total 13 buildings, 11 are 3-story</b></p> <ul style="list-style-type: none"> <li>• Redesigned site to increase setbacks to North Ranch and reduce 3-story buildings</li> <li>• <b>West Side:</b> <ul style="list-style-type: none"> <li>○ Switched location of the two 3-story apartment buildings and the office/community building to increase setback to North Ranch</li> <li>○ Reduced office/community building to 2 stories</li> <li>○ Closest distance between Project building and North Ranch home: 87 feet</li> </ul> </li> <li>• <b>East Side:</b> <ul style="list-style-type: none"> <li>○ Lowered two apartment buildings to 2-story adjacent to closest North Ranch homes</li> <li>○ Eight 3-story buildings in area adjacent to North Ranch drainage basin and in center of Property closer to Sumter</li> <li>○ Closest distance between Project building and North Ranch home: 96 feet</li> </ul> </li> </ul>	<p><b>Total 11 buildings, 7 are 3-story</b></p> <ul style="list-style-type: none"> <li>• Significant redesign of site to remove 2 buildings, decrease number of 3-story buildings, and increase setbacks</li> <li>• <b>West Side:</b> <ul style="list-style-type: none"> <li>○ One 2-story office/community building</li> <li>○ One 3-story apartment building</li> <li>○ <b>Closest distance between Project building and North Ranch home: 156 feet</b></li> </ul> </li> <li>• <b>East Side:</b> <ul style="list-style-type: none"> <li>○ Three 2-story apartment buildings (all buildings adjacent to North Ranch reduced to 2 stories)</li> <li>○ Six 3-story buildings in center/southern end of Property</li> <li>○ <b>Closest distance between Project building and North Ranch home: 155 feet</b></li> <li>○ <b>Closest distance between Project building to MVR home: 400 feet</b></li> </ul> </li> <li>• 42% fewer 3-story buildings than original (July 2022) proposal</li> </ul>
<p><b>Open Space:</b> Concerns about preserving riparian habitat, protecting wildlife corridors through the Property, pedestrian access between Project and North Ranch</p>	<ul style="list-style-type: none"> <li>• Natural Open Space: 5.87 acres</li> <li>• Functional Open Space: 3.54 acres</li> <li>• Total Open Space: 9.41 acres</li> <li>• Estimate over 48 acres in offsite mitigation</li> </ul>		<ul style="list-style-type: none"> <li>• Natural Open Space: 6.48 acres (10% increase)</li> <li>• Functional Open Space: 4.83 acres (36% increase)</li> <li>• Total Open Space: 11.31 acres (20% increase)</li> <li>• Estimate over 44 acres in offsite mitigation</li> </ul>

OCT 12 23 AM 10:57 PC CLK OF BD

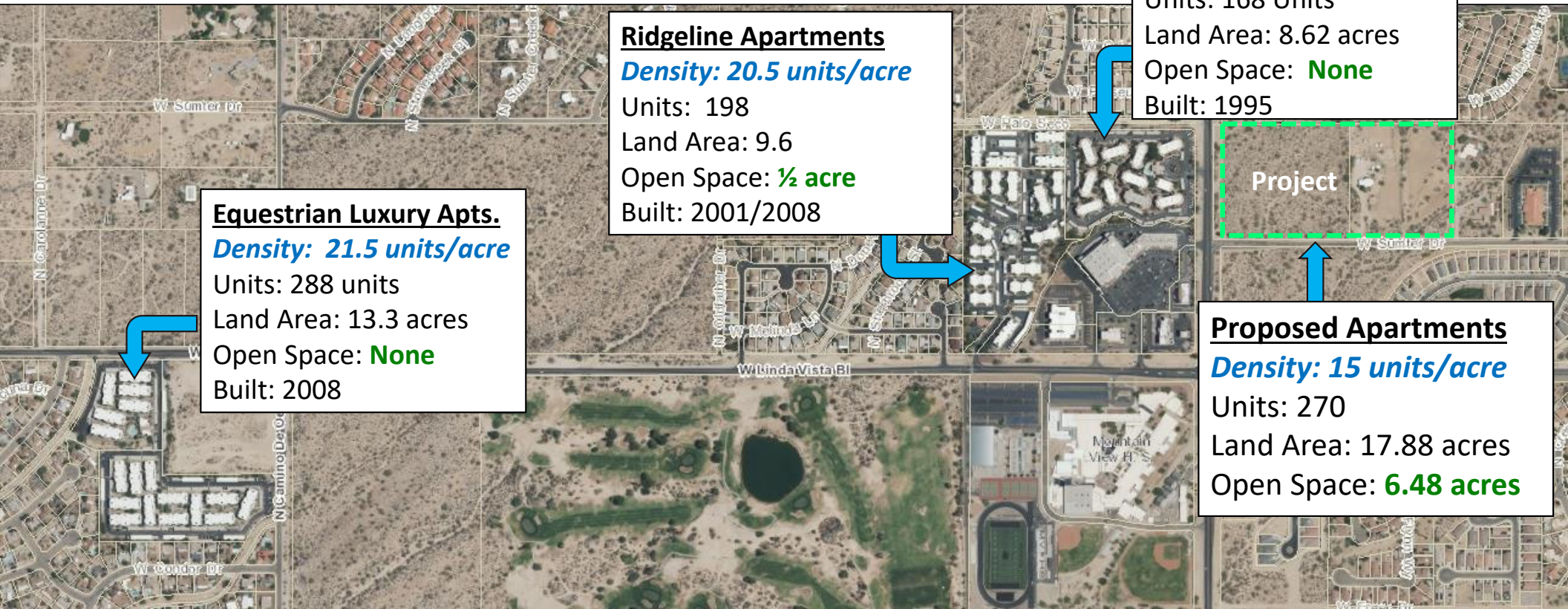
Issues/Concerns	Neighborhood Meeting/Discussions with Coalition for Sonoran Desert Protection (07/13/2022)	Planning & Zoning Commission (“P&Z”) Hearing (11/30/2022)	New Specific Plan Modifications (08/22/2023)
	<p>Added the following environmental design commitments to the Specific Plan:</p> <ul style="list-style-type: none"> <li>• Fencing to be provided between developed areas and wash to prevent trespass between areas and keep large wildlife in corridor</li> <li>• Electric vehicle (“EV”) charging stations</li> <li>• Gabion bank protection</li> <li>• Roofs of buildings and covered parking designed to direct rainwater toward basins</li> <li>• Preservation/restoration of riparian areas</li> <li>• Exceed NPPO guidelines; comply with AGFD best practices for transplanting saguaros and ironwoods</li> <li>• Restore disturbed areas of IRA</li> </ul> <p><i>NOTE: 3-story buildings are necessary to maintain a reasonable density, as 1/3 of the Project is set aside as open space (plus offsite mitigation requirements). Density is necessary to compensate for additional open space<sup>1</sup></i></p>		<p>The Project will maintain its prior environmental design commitments.</p> <p>Additional commitments:</p> <ul style="list-style-type: none"> <li>• West retention basin to be designed to preserve saguaros 12 feet or greater in height and ironwoods</li> </ul>
<p><b>Drainage:</b> Concerns about impacts on washes through Property and drainage impacts on adjacent properties</p>	<p>Per County requirements, development of the Property may not increase (although it may decrease) the volume or velocity of stormwater flows on neighboring properties. The Project has been designed to meet this standard.</p> <p><i>NOTE: Property is within the FEMA Floodplain, which is an estimated mapped area. Studies were conducted with this Project to determine the actual floodplain area. These studies reduced the area mapped as floodplain (including removing neighboring property from the mapped floodplain), and all development avoids the actual floodplain.</i></p>		<p>Additional commitments:</p> <ul style="list-style-type: none"> <li>• West retention basin to be designed to preserve saguaros 12 feet or greater in height and ironwoods</li> </ul>
<p><b>Traffic:</b> Concerns about increasing traffic congestion on Thornydale Road and poor condition of Sumter Drive</p>	<ul style="list-style-type: none"> <li>• Dedicating 50 feet of Property along Thornydale Road for future right-of-way</li> <li>• Full access on Thornydale with exit-only access on Sumter</li> <li>• Project only increasing number of trips on Thornydale by 5%</li> <li>• No change in LOS by adding Project traffic</li> </ul>	<p>The Project worked with County DOT regarding the following:</p> <ul style="list-style-type: none"> <li>• Incorporated multi-use path along Thornydale from sidewalk at North Ranch to Linda Vista and along Sumter to Project entry</li> <li>• Updated Sumter access to be full access (instead of exit only) to reduce traffic strain on Thornydale</li> </ul>	<p>The Project worked with County DOT regarding the following:</p> <ul style="list-style-type: none"> <li>• Reduced number of units by 20% (thereby reducing traffic by same amount)</li> <li>• Committed to maintaining right-turn deceleration lane on Thornydale Road despite not being warranted by TIA</li> <li>• Retaining and extending multi-use path</li> </ul>

<sup>1</sup> See exhibit comparing density and open space of this Project to other nearby apartment complexes.

Issues/Concerns	Neighborhood Meeting/Discussions with Coalition for Sonoran Desert Protection (07/13/2022)	Planning & Zoning Commission (“P&Z”) Hearing (11/30/2022)	New Specific Plan Modifications (08/22/2023)
	<ul style="list-style-type: none"> <li>• Peak Trip Generation:               <ul style="list-style-type: none"> <li>○ AM: 144</li> <li>○ PM: 184</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Peak Trip Generation:               <ul style="list-style-type: none"> <li>○ AM: 136</li> <li>○ PM: 173</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Peak Trip Generation:               <ul style="list-style-type: none"> <li>○ AM: 112</li> <li>○ PM: 143</li> </ul> </li> </ul>
<p><b>Water:</b> Concerns about water usage and conservation strategies</p>		<p>After discussions with County Staff and the Coalition about providing enhanced water conservation features, the Project added the following commitments to Specific Plan:</p> <ul style="list-style-type: none"> <li>• EPA WaterSense Fixtures</li> <li>• Xeriscape landscaping using desert vegetation</li> <li>• Drip irrigation with separate meter</li> <li>• No irrigation within NUOS</li> <li>• No natural turf</li> <li>• No water features/fountains</li> <li>• Leak detectors on each building</li> <li>• Common areas graded to capture storm runoff</li> </ul>	<p>The Project will maintain its prior water conservation commitments</p>
<p><b>Lighting:</b> Concerns about light pollution and impacts on both neighboring properties and wildlife</p>	<p>Project will comply with Outdoor Lighting Code.</p> <p>Added the following commitments to Specific Plan:</p> <ul style="list-style-type: none"> <li>• Low-profile lighting</li> <li>• Motion sensors</li> <li>• No lights on upper portion of buildings (lower levels only)</li> </ul>		<p>The Project will maintain its prior lighting commitments</p>
<p><b>Parking:</b> Concerns there will not be enough parking to accommodate residents within Project</p>	<ul style="list-style-type: none"> <li>• 510 spaces</li> <li>• 1.4 spaces per unit<sup>2</sup></li> <li>• 75% covered parking</li> </ul>	<ul style="list-style-type: none"> <li>• 518 spaces</li> <li>• 1.5 spaces per unit</li> </ul>	<ul style="list-style-type: none"> <li>• 438 spaces</li> <li>• 1.6 spaces per unit (14% higher than original proposed ratio)</li> </ul>

<sup>2</sup> Exceeds minimum County requirements.

# LESS DENSE/MORE OPEN SPACE



**Equestrian Luxury Apts.**  
*Density: 21.5 units/acre*  
Units: 288 units  
Land Area: 13.3 acres  
Open Space: **None**  
Built: 2008

**Ridgeline Apartments**  
*Density: 20.5 units/acre*  
Units: 198  
Land Area: 9.6  
Open Space: **½ acre**  
Built: 2001/2008

**Le Mirage Apartments**  
*Density: 19.5 Units/Acre*  
Units: 168 Units  
Land Area: 8.62 acres  
Open Space: **None**  
Built: 1995

**Proposed Apartments**  
*Density: 15 units/acre*  
Units: 270  
Land Area: 17.88 acres  
Open Space: **6.48 acres**