



Kachina Homes
REZONING DOCUMENT PIMA COUNTY

July 2017

Kachina Homes

**Pima County, Arizona
East of North La Cholla Boulevard &
North of West Old Magee Trail**

Submitted to:

**Pima County
Development Services Department**
201 North Stone Avenue, Second Floor
Tucson, Arizona 85701

Prepared for:

Kachina Custom Homes
180 West Linda Vista Boulevard
Tucson, AZ 85737
Telephone: (520) 797-2137
Kachinahomes@gmail.com

Prepared by:

The Planning Center
2 E Congress Street, Suite 600
Tucson, Arizona 85701
Telephone: (520) 623-6146
bunderwood@azplanningcenter.com

&

Cypress Civil Development LLC
2030 E Speedway Boulevard, #110
Tucson, Arizona 85719
Telephone: (520) 499-2456
kmhall@cypresscivil.com

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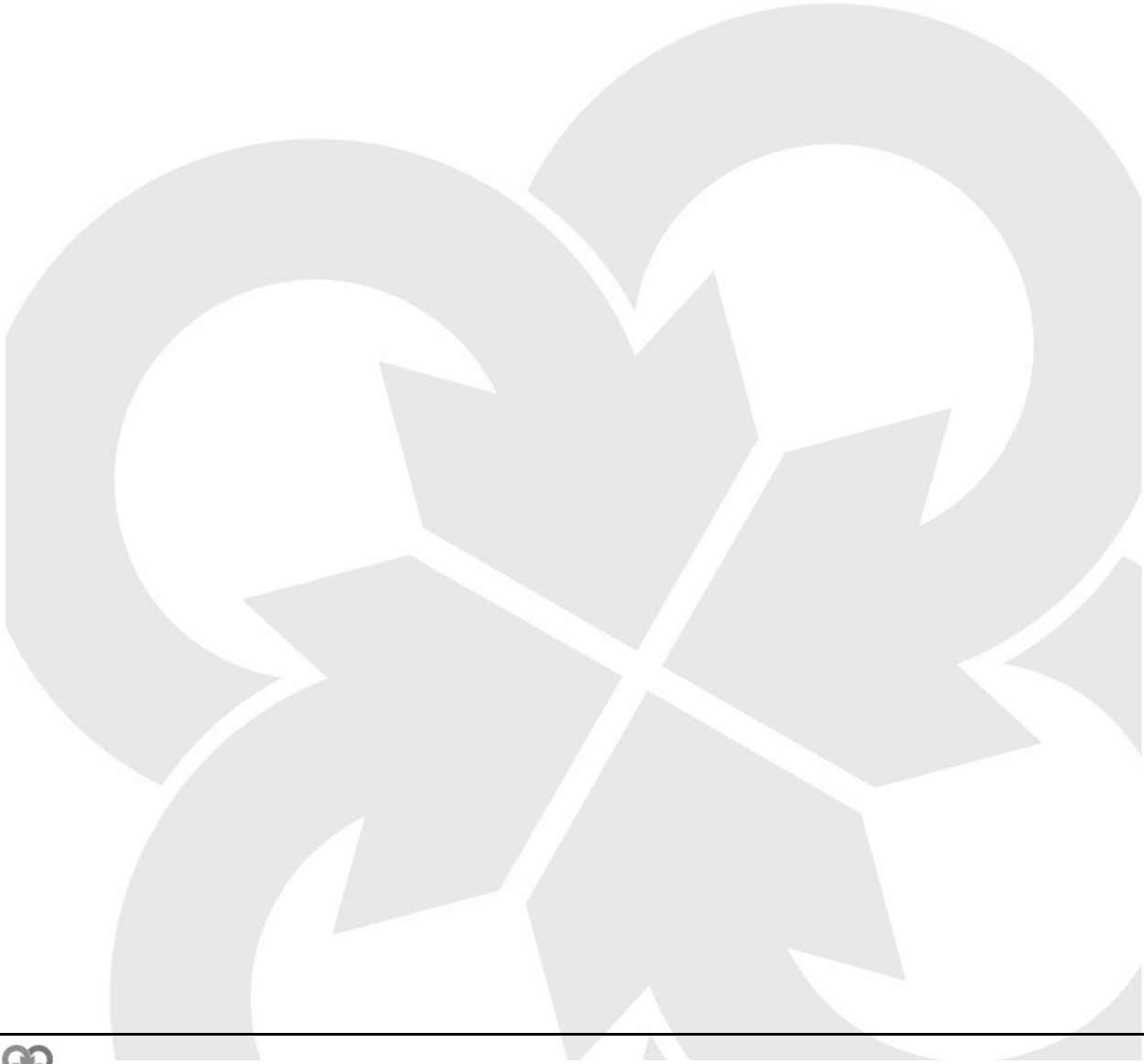
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introduction

This study has been prepared for Pima County's Site Analysis requirement for the proposal of twenty-five (25) single-family residences and twenty-four (24) multi-family apartments. The site is located east of North La Cholla Boulevard and north of West Old Magee Trail within Pima County, Arizona. The proposal consists of an assemblage of three contiguous parcels defined by Assessor's Parcel Numbers 225-21-0090, 225-21-0080, and 225-21-0100. The combined area will total approximately 6.68 acres. The site is currently zoned SR and CR-1 and has an existing single-family dwelling with an accompanying pump house. Pima County's comprehensive plan, *Pima Prospers*, designates the subject properties as Medium Intensity Urban (MIU). The purpose of this study is to identify factors directly or indirectly influencing the rezoning of the subject parcels from CR-1 (Single Residence) and SR (Suburban Ranch) to CR-5 (Multiple Residence Zone) for the development of a residential subdivision and a multi-family apartment complex.

The Preliminary Development Plan (PDP) was directly influenced by the opportunities and constraints identified in this Site Analysis. The opportunities and constraints affected the Land Use, Circulation and Post-Development Hydrology Concepts. This land use proposal will enable the developer to produce thoughtful design concepts derived from the analysis of the site's physical characteristics. It also presents sensitive design and mitigation solutions that respond to the unique characteristics of the site while complementing the surrounding area.

