



DATE: July 12, 2022

TO: Honorable Chair and Members of the Board of Supervisors

FROM: Chris Poirier, Planning Director 

SUBJECT: P20SP00002 RIVER HOUSE TRUST, ET AL. – N. CRAYCROFT ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT
August 2, 2022 Board of Supervisors Meeting

On January 26, 2022, the Planning and Zoning Commission heard the above listed comprehensive plan amendment and specific plan rezoning also known as the Endeavour Specific Plan. All Departmental Staff, including Department of Transportation and the Office of Sustainability and Conservation recommended approval of the specific plan as presented. The Planning and Zoning Commission voted to recommend denial 5-3 (Commissioners Becker, Hook and Maese voted NAY, Commissioners Truitt and Cook were absent) to the Board of Supervisors. Subsequent to the public hearing, the applicant has revised the specific plan to reduce the density on Parcels A and B, add additional conservation land and widen the wildlife corridor along with various other clarifications. On Parcel A, the density reduction from 200 units to 177 units is achieved by reducing the four most northern building heights from 3-stories to 2-stories and the removal of one building. Parcel B has reduced the number of proposed lots from 19 to 7. The applicant has continued additional public outreach with neighbors and the Coalition for Sonoran Desert Protection regarding the proposed changes. The revised proposal is a reasonable compromise with stakeholder groups which furthers staff's support of the Endeavour Specific Plan. The changes are reflected within attached revised preliminary development plan and summary chart. Affected departmental staff have revised their comments to correctly reflect the reduced traffic trip generations and the enhanced Conservation Land Systems mitigation.

TRANSPORTATION REVISED COMMENTS:

A lower development density for the Endeavour Specific Plan suggest a reduction to the weekday average daily trips generated by the site. Table below summarizes the initial and revised density and average daily trips (ADT) for Parcel A and Parcel B. Such information is being provided in the initial and revised preliminary traffic impact study provided by the applicant.

Parcel	Initial Density	Revised Density	Initial weekday ADT	Revised weekday ADT	ADT weekday Reduction
A	200 Senior Living Residential Units	177 Senior Living Residential Units	404 ADT	391 ADT	13 ADT or 3%
B	19 New residences*	7 New Residences*	179 ADT	66 ADT	113 ADT or 63%

*12 Existing residences will remain on site.

The proposed revision will reduce traffic generation from the site. No changes to staff report or transportation rezoning conditions are recommended.

ENVIRONMENTAL PLANNING REVISED COMMENTS:

The project site is located partially within the Maeveen Marie Behan Conservation Lands System (CLS). Approx. 5.45 acres is within the Biological Core Management Area (BCMA) designation and approx. 3.91 acres is within the Important Riparian Area (IRA) designation. (Disturbances to IRAs and other riparian resources are regulated by the Regional Flood Control District according to the *Watercourse and Riparian Protection and Mitigation Requirements of Pima County*, Code Title 16, where applicable, and are not addressed below.)

The site was previously graded for agricultural purposes prior to the Board's adoption of the CLS and is largely denuded, with some native vegetation remaining along the southern boundary as well as in small pockets in the interior.

According to the revised Specific Plan, approximately 2.8 acres of the BCMA designation will be disturbed. In keeping with the applicant's intent to fully comply with the applicable CLS Conservation Guidelines ratio of four (4) acres of natural open space for every acre of disturbance, a total of 11.3 acres of Natural Open Space will be provided in a combination of onsite and offsite areas.

Since the January 26, 2022, Planning and Zoning Commission meeting, the acreage of on-site Natural Open Space (NOS) has increased to approximately 7.75 acres total, as outlined in Section C.1(b) and C.2 of the revised Specific Plan. This NOS, while not entirely within the CLS, is configured to maximize on-site conservation values by setting aside those areas with remaining onsite vegetation and providing a buffer between the project and the Rillito, which is a critically important regional Wildlife Movement Area (AGFD 2013). The on-site NOS also supports a key CLS objective to maintain and enhance landscape connectivity by providing two natural open space corridors intended to facilitate wildlife movement between the Rillito Wildlife Movement Area and the Catalina Mountains.

Given the site's existing on-site resources and landscape context, as well as the applicant's intent to fully comply with the CLS Conservation Guidelines by setting aside both on-site and off-site NOS in conjunction with the following recommended special conditions, this project is not expected to significantly alter the condition or integrity of the area's biological resources or the viability of the CLS.

Should the Board of Supervisors approve this rezoning request, the following amendment and addition of a special and standard condition should be included:

7. ~~Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.~~

7. Environmental Planning conditions:

A. The property owner/applicant shall achieve compliance with the Maeveen Marie Behan

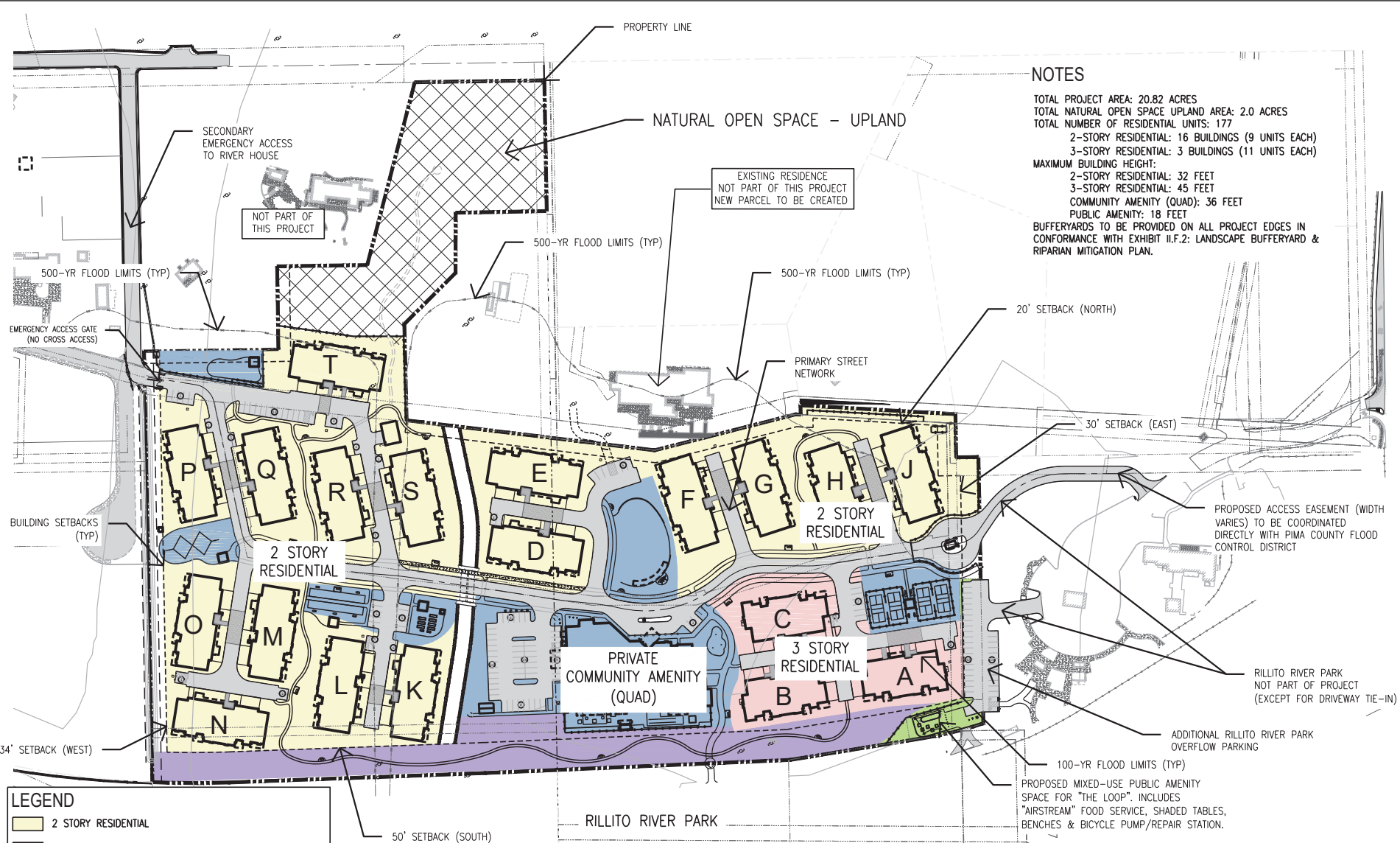
Conservation Lands System (CLS) Conservation Guidelines by providing a total of 11.3 acres of Natural Open Space (NOS). No less than 7.5 acres of NOS will be provided onsite and will conform to the approximate location and configuration as shown in Exhibits II.C.1 and II.C.2 of the approved Specific Plan. Should the developed area be reduced from that which is reflected in the Specific Plan, the property owner shall provide a minimum of four (4) acres of natural open space for every acre developed to achieve full compliance with the CLS Conservation Guidelines. The difference between the 11.3 acres of total NOS and the NOS provided onsite will be provided offsite. Off-site NOS must conform to the CLS Offsite Mitigation Policies found in *Pima Prospers*, Pima County's 2015 Comprehensive Land Use Plan (Section 3.4 Environmental Element, Policy 11: "Conservation Lands System Mitigation Lands) and must comply with all of the following:

- Off-site NOS is acceptable to the Pima County Planning Official or their designee; and
- Prior to the approval of the tentative plat, off-site NOS will be permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or their designee."

B. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

Invasive Non-Native Plant Species Subject to Control

<u>Ailanthus altissima</u>	<u>Tree of Heaven</u>
<u>Alhagi pseudalhagi</u>	<u>Camelthorn</u>
<u>Arundo donax</u>	<u>Giant reed</u>
<u>Brassica tournefortii</u>	<u>Sahara mustard</u>
<u>Bromus rubens</u>	<u>Red brome</u>
<u>Bromus tectorum</u>	<u>Cheatgrass</u>
<u>Centaurea melitensis</u>	<u>Malta starthistle</u>
<u>Centaurea solstitialis</u>	<u>Yellow starthistle</u>
<u>Cortaderia spp.</u>	<u>Pampas grass</u>
<u>Cynodon dactylon</u>	<u>Bermuda grass (excluding sod hybrid)</u>
<u>Digitaria spp.</u>	<u>Crabgrass</u>
<u>Elaeagnus angustifolia</u>	<u>Russian olive</u>
<u>Eragrostis spp.</u>	<u>Lovegrass (excluding E. intermedia, plains lovegrass)</u>
<u>Melinis repens</u>	<u>Natal grass</u>
<u>Mesembryanthemum spp.</u>	<u>Iceplant</u>
<u>Peganum harmala</u>	<u>African rue</u>
<u>Pennisetum ciliare</u>	<u>Buffelgrass</u>
<u>Pennisetum setaceum</u>	<u>Fountain grass</u>
<u>Rhus lancea</u>	<u>African sumac</u>
<u>Salsola spp.</u>	<u>Russian thistle</u>
<u>Schinus spp.</u>	<u>Pepper tree</u>
<u>Schismus arabicus</u>	<u>Arabian grass</u>
<u>Schismus barbatus</u>	<u>Mediterranean grass</u>
<u>Sorghum halepense</u>	<u>Johnson grass</u>
<u>Tamarix spp.</u>	<u>Tamarisk</u>

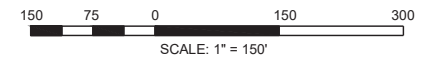


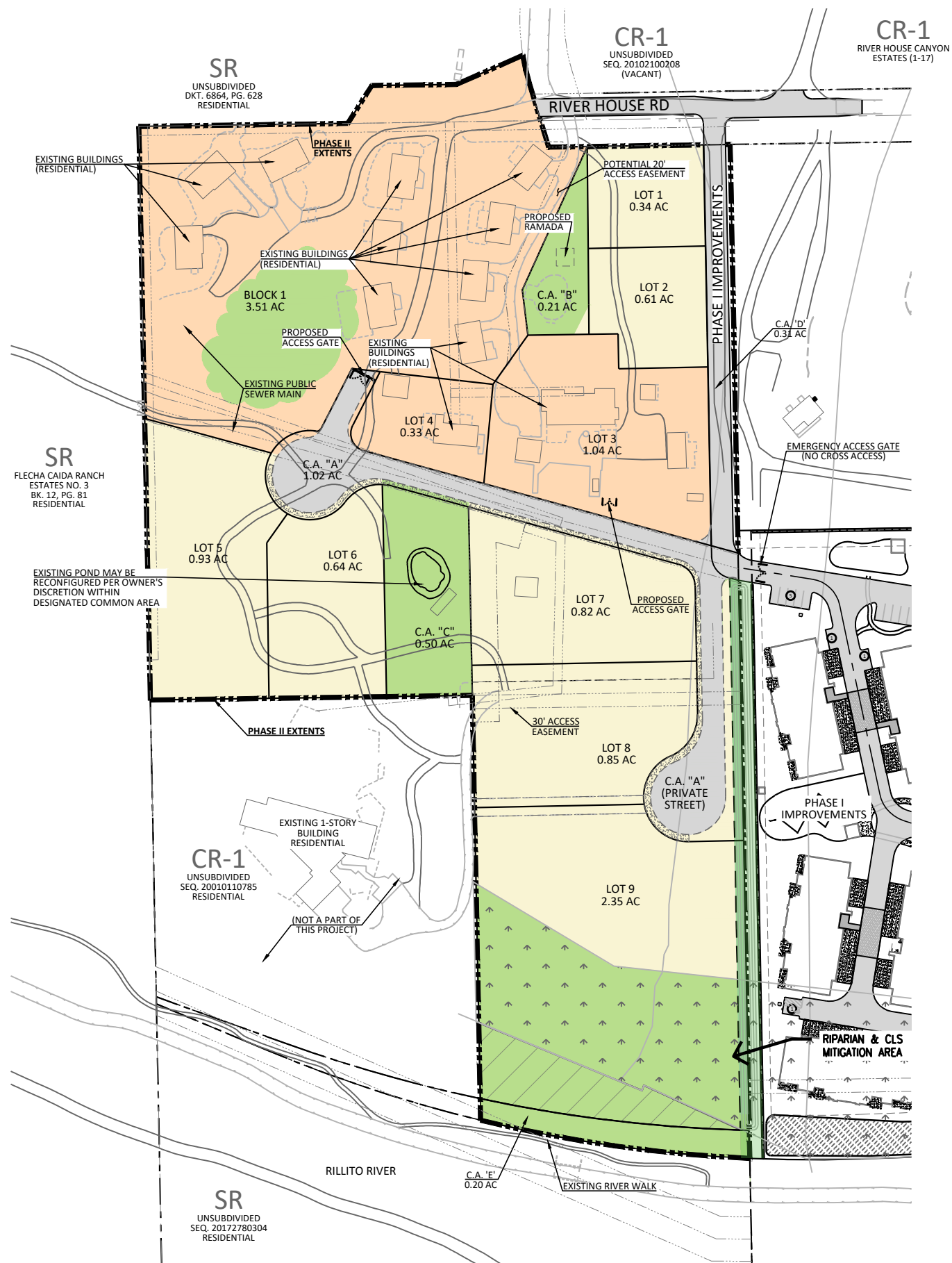
NOTES

TOTAL PROJECT AREA: 20.82 ACRES
 TOTAL NATURAL OPEN SPACE UPLAND AREA: 2.0 ACRES
 TOTAL NUMBER OF RESIDENTIAL UNITS: 177
 2-STORY RESIDENTIAL: 16 BUILDINGS (9 UNITS EACH)
 3-STORY RESIDENTIAL: 3 BUILDINGS (11 UNITS EACH)
 MAXIMUM BUILDING HEIGHT:
 2-STORY RESIDENTIAL: 32 FEET
 3-STORY RESIDENTIAL: 45 FEET
 COMMUNITY AMENITY (QUAD): 36 FEET
 PUBLIC AMENITY: 18 FEET
 BUFFERYARDS TO BE PROVIDED ON ALL PROJECT EDGES IN CONFORMANCE WITH EXHIBIT II.F.2: LANDSCAPE BUFFERYARD & RIPARIAN MITIGATION PLAN.

LEGEND

- 2 STORY RESIDENTIAL
- 3 STORY RESIDENTIAL
- PRIVATE COMMUNITY AMENITY (QUAD) & OTHER RECREATION
- PUBLIC AMENITY (MIXED-USE RIVER PARK PLAZA)
- SITE DETENTION/RETENTION





LEGEND

- NEW SINGLE FAMILY LOTS
- EXISTING RESIDENTIAL
- OPEN SPACE (RIPARIAN AREAS AND COMMON AREAS)

*Common Area E may be added to Lot 9 at owner's discretion.

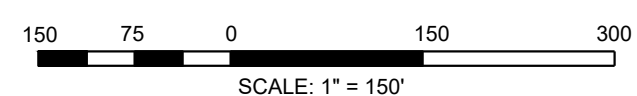


EXHIBIT II.A.2 PARCEL B CONCEPT PLAN

Endeavor Specific Plan Modifications Since Planning Commission Hearing

Concerns at Planning Commission	Modifications to Specific Plan to Address
<p>Density: Concerns about both Parcels A and B density being too high.</p> <ul style="list-style-type: none"> Parcel A proposed 200 units in 20 buildings: twelve are 2-story buildings and eight are 3-story buildings; Parcel B proposed 19 new single-family residences. 	<p>Parcel A: Reduced from 200 to 177 units, including the removal of one 3-story building and reduction of 4 buildings from 3-story to 2-story. (Pages I-1 & II-1) Now 19 buildings total: sixteen are 2-story and three are 3-story.</p> <p>Parcel B: Reduced from 19 new homes to 7 new homes. (Pages I-2 & II-2).</p>
<p>Height and Views: Concerns were specific to Parcel A heights on the northern edge at 3-stories. PAD heights for Parcel A are as follows:</p> <ul style="list-style-type: none"> 2-story at 32 feet (2 feet less than existing zoning) 3-story at 45 feet Quad building at 36 feet. <p>Architectural commitments made in Specific Plan including rooftop screening commitments.</p> <p>Parcel B heights will conform to the 24-foot Catalina Foothills Area Plan requirements.</p>	<p>Parcel A: Northern 4 buildings have been reduced from 3-story to 2-story.</p> <p>Parcel B: All new single-family residences will be a maximum of 24 feet (no change to maximum proposed height, but reduction in number of homes helps to address concerns about impacts to viewsheds).</p> <p>Worked with several neighbors to create photo renderings of view of the Project from their homes. These views demonstrated no impact to the horizon based on elevation changes and intervening hills/homes.</p>
<p>Cross-Access: Cross-access is only permitted between Parcels A and B for emergency vehicles. Neighbors wanted to make sure that was only if Craycroft access to Parcel A was unavailable (true emergency).</p>	<p>Added stronger language to the Specific Plan indicating that gate access between Parcels A & B is limited to emergency responders and will only be used if access from Craycroft to Parcel A is unavailable. (Pages II-32, II-33 & II-38).</p> <p>Also clarified that the emergency access works both ways. If River Road access is ever blocked for the Camino Blanco neighbors, the route through Parcel A can be used to evacuate to Craycroft. That route does not exist today.</p>
<p>Riparian Areas and Wildlife Corridors: While County staff has found the Project in conformance and appropriately addressing riparian and wildlife issues, the Coalition for Sonoran Desert Protection and some neighbors felt the wildlife corridors needed to be stronger and additional mitigation related to the mapped Conservation Lands System (“CLS”). It was</p>	<p>Increased east/west corridor along the Rillito River & provided wildlife fencing on the southern edge. (Wildlife fencing is a wrought-iron type fencing with minimum 5-inch spacing between bars and 5-inch minimum between ground and lower rung of fencing.)</p>

<p>acknowledged that there is more riparian vegetation proposed on Parcel A than exists today due to prior farming activity.</p>	<ul style="list-style-type: none"> • Minimize noise activities and lighting near the central wildlife corridor, which included relocating pickle ball courts away from the central wildlife corridor • Added language to ensure a minimum 24-foot sandy bottom in corridor and a minimum 4-feet of clearance from sandy bottom to bottom of bridge crossing within Parcel A. • Removed adjacent walking paths and ensuring low lighting/activity in this area. (Page II-48) <p>Increased the corridor between Parcels A & B from 25 feet to 34 feet with a barrier (wildlife fencing) on the east edge. (Page II-14) and no barrier on western edge.</p> <p>Increased open space and vegetative areas along the southern edge to more than 50 feet in most areas (range now is 60-110 feet).</p> <p>Added a new section (II.6: Wildlife Habitat & Conservation Land System) to the Specific Plan with mitigation commitments/requirements, including but not limited to restrictions on lighting and limitations on any paved pedestrian paths. (Page II-22)</p> <p>A new Appendix B has been added to the Specific Plan providing an analysis of the Project's Biological Core Management Area.</p> <p>All of these additional corridors and specifically the reduction of lots on Parcel B has resulted in increased compliance with the CLS.</p>
<p>Outdoor Lighting Code: Ensure project must comply with the Code.</p>	<p>Language in the Specific Plan addressing this.</p>
<p>Traffic: Too much traffic from both Parcels A and B.</p>	<p>Density reduced on both parcels between Planning Commission and Board of Supervisors hearing with lower traffic. Revised Traffic Impact Analysis included with document.</p>

	<p>Parcel A: At 177 units, it is estimated to generate 391 daily trips¹ (trips are one-way either in or out). This use does not generate high trips during AM and PM peak times – AM Peak is 14 trips (8 trips in and 6 out) and PM is 32 trips (16 trips in and 16 out). This use is unique and lower in traffic generation than apartments or other uses as follows:</p> <ul style="list-style-type: none"> • Only 1 garage space per unit (and many residents do not drive) • Will be an electric car sharing programing • Highly amenitized on-site (food/recreation) • Residents do not need to drive during peak traffic times (not working or in school) • Endeavor will schedule work shift changes and deliveries off peak hours and can control that traffic more efficiently than other uses. <p>Access will be on Craycroft with significant improvements to that access point to assist with existing and future traffic, including larger access drive, dedicated right turn lane into driveway (allowing more through movement southbound on Craycroft), left into the access road, right out only with improvements at Gregory School access for U-turns, separate pedestrian/bike access that will ultimately go under bridge at Loop.</p> <p>Parcel B: Now adding only 7 new homes, which is estimated to add 66 new daily trips² with only 5 trips during morning peak (1 trip in and 4 out) and 7 trips during afternoon peak (4 trips in and 3 out). Due to low traffic volumes, no additional traffic mitigation is required on Camino Blanco/River.</p>
<p>Historic Preservation: Concerns about preservation of historic resources in this general area and historic context, including views to/from mid-century modern homes to the north of the Parcel A.</p>	<p>The applicant has worked with the County's Office of Sustainability and Conservation on this project. There is one cultural/historic resource of significance, which is a historic flume that is located within the Rillito Riverbed and not on the</p>

¹ This is 42 trips lower than 200 units of same use; 800 trips less than if this was 177 apartments; and 175 trips less than a 60-lot single family residential development.

² The original plan at 19 new homes would have generated 179 new daily trips; so, the density reduction reduced trips by 113 trips.

	<p>Property. As part of the amenity space being created for and with Pima County, the applicant has committed to explaining the cultural significance of the confluence of the two rivers (which occurs outside of the properties) and the location of the flume. There are no cultural or historic assets on the property and the history will be explained as part of this project. In addition, the architecturally important homes referenced to the north of the project cannot be seen nor can see the development of Parcel A due to intervening hills. In addition, the applicant is incorporating components of historic architecture with ramadas that were developed by renowned UA architect Judith Chaffee.</p>
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