


# AGENDA MATERIAL

DATE 11/1/22 ITEM NO. RA 23



**DATE:** October 28, 2022  
**TO:** Honorable Chair and Members of the Board of Supervisors  
**FROM:** Terrill L. Tillman, Principal Planner   
**SUBJECT:** P22RZ00001 TUCSON SCHOOL DISTRICT NO. 1 – S. CARDINAL AVENUE REZONING  
November 1, 2022 Board of Supervisors Meeting

On June 29, 2022, the Planning and Zoning Commission heard the above listed rezoning also known as Redford Estates for a 273-lot, single-family residential subdivision with one and two-story houses on approximately 60.9 acres with 31% of natural and functional open space. The rezoning site is bounded by Westover Avenue to the east and Cardinal Avenue to the west, approximately 300 feet south of W. Valencia Road. During the public hearing, there were concerns about the Mission Road and Valencia Road intersection from the Tohono O'Odham Nation, San Xavier District. The applicant has provided the additional information to assist with intersection mitigation through the installation of a dedicated northbound to eastbound right-turn lane from Mission Road to Valencia Road.

Staff recommends the addition of condition #2 D to the previously considered conditions #2 A - C:

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2. Transportation conditions:

- A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the Tentative Plat submittal. The TIS shall incorporate in the analysis any nearby and recently approved rezoning projects and developments as determined by the Department of Transportation. Offsite improvements determined necessary as a result of the traffic impact study shall be provided by the property owner.
- B. An ADA-accessible asphalt path or concrete sidewalk shall be provided, at least 5-wide, along the property's entire western property boundary within the Cardinal Avenue right-of-way providing access to the existing Sun Tran bus stop. The location of the path or sidewalk shall be determined at time of permitting.
- C. An ADA-accessible asphalt path or concrete sidewalk shall be provided, at least 5-wide, along the property's entire eastern property boundary within the Westover Avenue right-of-way providing access to the neighboring subdivision and Walmart Neighborhood Market. The location of the path or sidewalk shall be determined at time of permitting.
- D. The owner shall construct a dedicated right-turn lane from northbound Mission Road to eastbound Valencia Road. The design of the improvements shall be determined at the time of permitting and subject to Department of Transportation approval.

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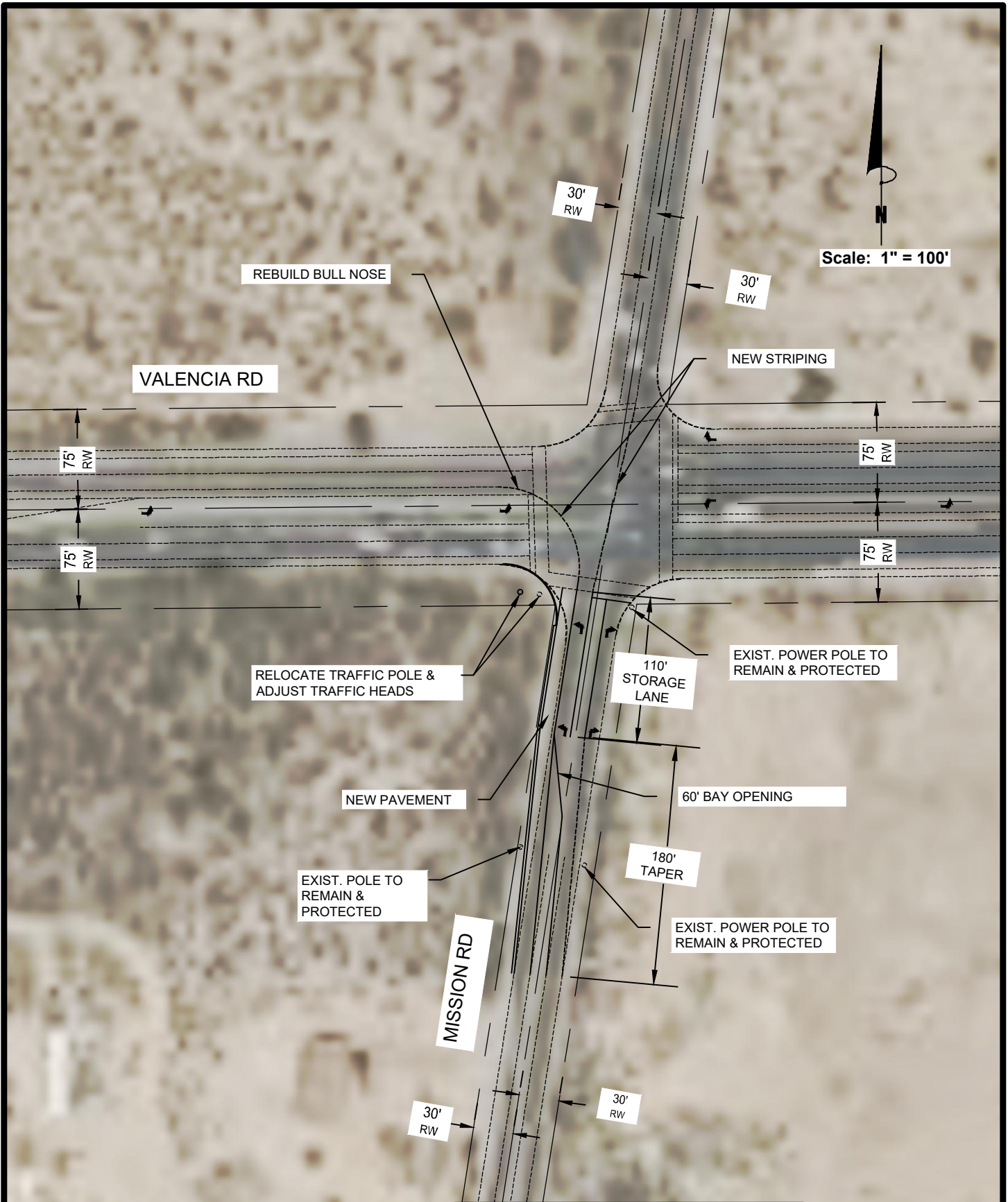
The table below created by Bowman and Esparza Engineering demonstrates the changes and the

OCT 28 2022 PM 12:19 PC CLK CDF BD  
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impacts those changes could have to the Mission Road/Valencia Road intersection. The eastbound right-turn lane would improve the AM and PM intersection delays, bring the level of service up to a 'D' and will fit within the existing right-of-way. The Department of Transportation is supportive of the mitigation proposal.

Valencia/Mission		Existing Lane Configuration			
		2025 With Project			
		AM		PM	
		Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Eastbound					
Left		17.3	B	48.2	D
Through/Right		79.9	F	77.2	F
Approach		75.1	E	74.5	E
Westbound					
Left		27.5	C	62.3	E
Through		21.5	C	75.5	F
Right		14.8	B	16.3	B
Approach		21.5	C	67.6	E
Northbound					
Left		26.8	C	26.4	C
Through/Right		211	F	93.4	F
Approach		205	F	87.1	F
Southbound					
Left		45	D	70.2	E
Through/Right		32.1	C	42.6	D
Approach		37.4	D	52.1	D
Intersection		70.1	E	70.2	E

		With NB Right Turn Lane on Mission Road			
		2025 With Project			
		AM		PM	
		Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Eastbound					
Left		16.1	B	48.6	D
Through/Right		67	F	42.1	D
Approach		63	E	42.6	D
Westbound					
Left		27.4	C	51.9	D
Through		19.9	B	37.7	D
Right		13.9	B	14.5	B
Approach		20.1	C	36.8	D
Northbound					
Left		27.1	C	32.3	C
Through		30.8	C	36	D
Right		118.1	F	69.9	E
Approach		97.2	F	57.9	E
Southbound					
Left		27.5	C	35.2	D
Through/Right		34.1	C	62.8	E
Approach		31.4	C	53.3	D
Intersection		50.6	D	42.4	D



# Bowman

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## Widening And Realignment Intersection Improvements Redford Estates Residential

DESIGN	CH
JOB No.	051115-01-001
DATE :	10/03/2022
OPTION 2	