

LA CHOLLA AND ORACLE JAYNES STATION
REZONING DOCUMENT | PIMA COUNTY
JULY 2016
CASE NO. P16RZ00001



La Cholla and Oracle Jaynes Station Rezone

**Pima County, Arizona
La Cholla Boulevard
and Oracle Jaynes Station Road**

Submitted to:

**Pima County
Development Services Department**
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July 2016
Rezone Case #P16RZ00001

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LA CHOLLA AND ORACLE JAYNES STATION
REZONING DOCUMENT | PIMA COUNTY
SECTION 1: INTRODUCTION



The following document summarizes a site inventory and analysis for the subject property located in unincorporated Pima County, Arizona on the west side of La Cholla Boulevard, north of Oracle Jaynes Station Road. The purpose of the study is to identify factors directly or indirectly influencing a rezoning of the property from SR (Suburban Ranch) to CR-5 (Small Lot Option) and TR (Transitional). The small lot option was utilized in order to meet the minimum density requirement of 5 residences per acre (RAC) in the Medium Intensity Urban (MIU) Comprehensive Plan designation on the property.

The site is currently vacant. Information gathered from a site visit on September 24, 2015 indicated that portions of the property were formerly used to stockpile dirt from the ridge that was cut down to accommodate development of the existing memory care facility located east of the project site and along the west side of La Cholla Boulevard. There are also signs of previous vehicular disturbance onsite.

The opportunities and constraints identified in the Site Analysis were taken into consideration in the creation of the Preliminary Development Plan, including the Land Use, Circulation and Post-Development Hydrology Concepts. The land use proposal enables the developer to set forth design concepts derived from the analysis of the site's characteristics, and to present sensitive design and mitigation techniques that respond to unique site characteristics and the character of the surrounding areas.

The document was designed to address the Pima County Site Analysis Requirements dated March 16, 2010 and Chapters 18.29 CR-5 Multiple Residence Zone and 18.31 TR Transitional Zone of the Pima County Zoning Code.



LA CHOLLA AND ORACLE JAYNES STATION
REZONING DOCUMENT | PIMA COUNTY
SECTION 2: SITE INVENTORY



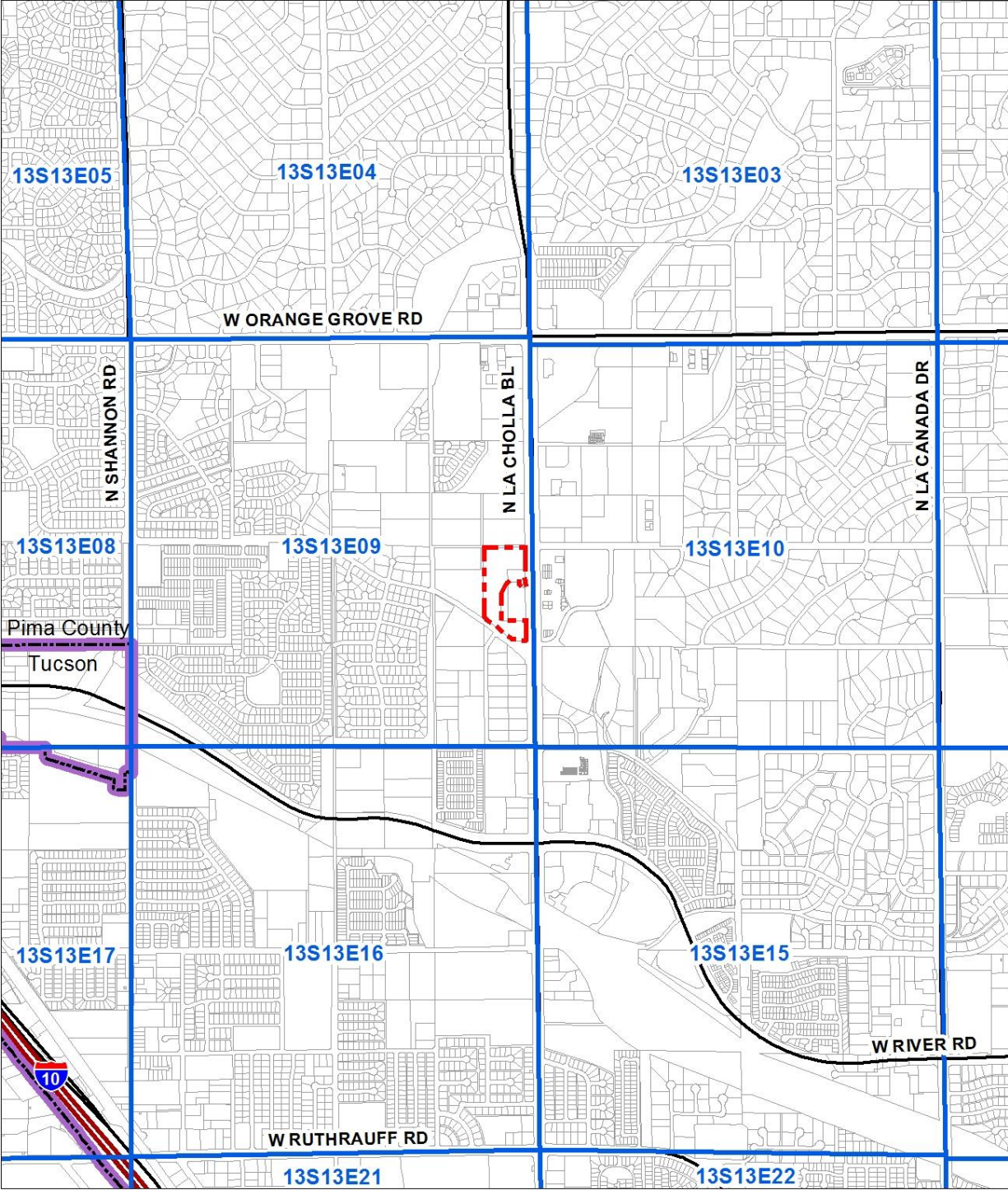
A. Existing Land Uses

1. Location and Regional Context

This application includes parcels #101-12-001C and #101-12-002D. The entire rezoning area is 10.3 acres. Both parcels are designated as Suburban Ranch (SR). The site is located in unincorporated Pima County, northwest of the intersection of North La Cholla Boulevard and West Oracle Jaynes Station Road, approximately one-half mile north of River Road. The site is located within Township 13 South, Range 13 East, Section 09 of Pima County, Arizona (See *Exhibit II.A.1: Location and Vicinity*).



Exhibit II.A.1: Location and Vicinity

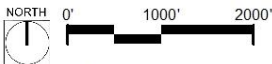


LEGEND

- Project Boundary
- Township, Range & Section
- Jurisdictional Boundaries

Notes:

Project Site is located at:
Township 13S, Range 13E, and Section 09
Acreage: Approx. 10.3 AC, Parcel ID #:
101-12-001C, 101-12-002D



FILE NAME: location_6x8.mxd
SOURCE: Pima County GIS, 2015



2. Existing Land Uses

a. Existing On-Site Uses

The site is currently vacant. There is a large stockpile of dirt located near the southwest corner of the property that has been there since the existing memory care facility was built east of the site and west of La Cholla Boulevard. (See *Exhibit II.A.2.a: Existing On-Site Uses*)

b. Existing On-Site Easements

As shown on *Exhibit II.A.2.a*, there are slope, drainage and electrical transmission/communication facilities easements located near the northeastern boundary of the site.

c. On-Site Pima Prospers Comprehensive Plan Designations and Designations within a One-Quarter Mile Radius

The existing Pima Prospers comprehensive plan designations for the project site and properties within one-quarter mile of the site are as follows:

- Project Site: Medium Intensity Urban (MIU)
- North: Medium Intensity Urban (MIU)
- South: Low Intensity Urban (LIU 3.0)
- East: Medium Intensity Urban (MIU)
- West: Medium Intensity Urban (MIU), Medium Low Intensity Urban (MLIU)

(See *Exhibit II.A.2.c: Comprehensive Plan Designations*)

3. Aerial Photo

Exhibit II.A.3: Aerial Photo displays a 2014 Pictometry aerial image of the subject property with a 600-Foot radius surrounding the site.

Exhibit II.A.2.a: Existing On-Site Uses



LEGEND

Site Boundary

Easements



NORTH

0' 100' 200'

FILE NAME: easements_6x8.mxd
SOURCE: Pima County GIS, 2015
Amerson Surveying Inc., 2015



Exhibit II.A.2.c: Pima Prospers Comprehensive Plan Designations

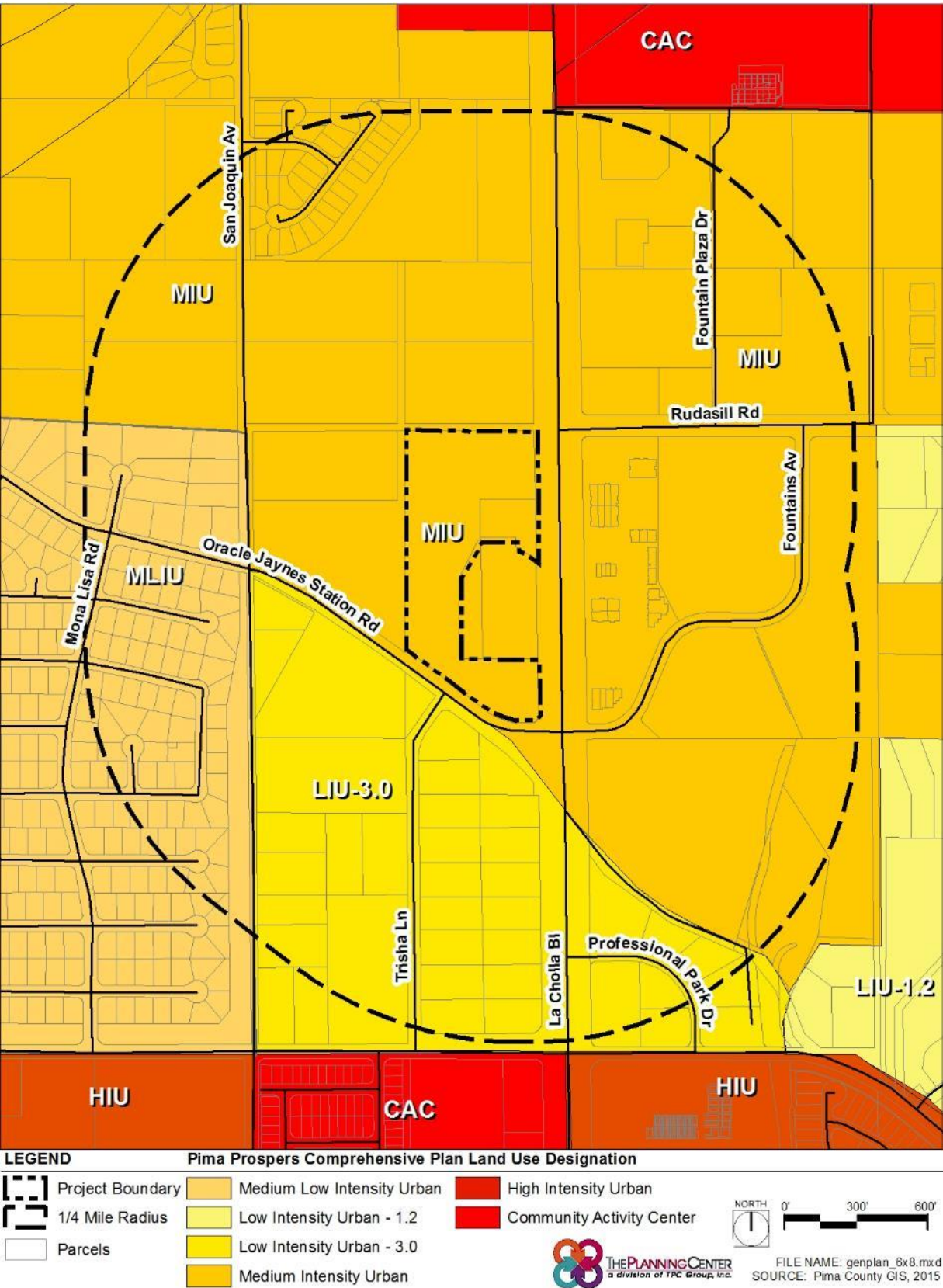


Exhibit II.A.3: Aerial Photo



LEGEND

- Site Boundary
- 600-Foot Radius



FILE NAME: aerial_6x8.mxd
SOURCE: Pima County GIS, 2015



4. Surrounding Properties

- a. Existing Pima County On-site and Off-site Zoning within One-Quarter Mile Radius

Table II.A.4.a: Existing Zoning

Project Site	SR (Suburban Ranch)
North	SR, TR, (Transitional), CR-4 (Mixed-Dwelling Type)
South	SH (Suburban Homestead)
East	SR, TR, SP (Specific Plan)
West	CR-3 (Single Residence), CR-2 (Single Residence)

(See Exhibit II.A.4.a: Existing Zoning.)

- b. Existing Off-site Land Uses within One-Quarter Mile Radius

Table II.A.4.b: Existing Off-Site Land Uses

North	Unsubdivided SFR, St. John's Property, SFR, 2.4 RAC
South	Unsubdivided SFR, Vaquero Villa, SFR, 1.2 RAC, Professional Office Park
East	Memory Care Facility, Medical Offices, Northwest Medical Center
West	Amphi Alternative School, Casas Adobes, SFR, 2.4 RAC

(See Exhibit II.A.4.b: Existing Land Uses.)

- c. Number of Stories of Off-site Existing Structures

Table II.A.4.c: Number of Stories of Off-site Existing Structures

North	One-Story Single Family Residential
South	One-Story Single Family Residential
East	One-Story Memory Care, 1-and 3-Story Offices, 3-Story Assisted Living, 4-Story Institutional
West	1-Story Single Family Residential, 1-Story Institutional

(See Exhibit II.A.4.b: Existing Land Uses.)

- d. Pending or Conditionally Approved Rezonings:
There are no pending or conditionally-approved rezonings and subdivisions and/or development plans currently under review.



Exhibit II.A.4.a: Existing Zoning

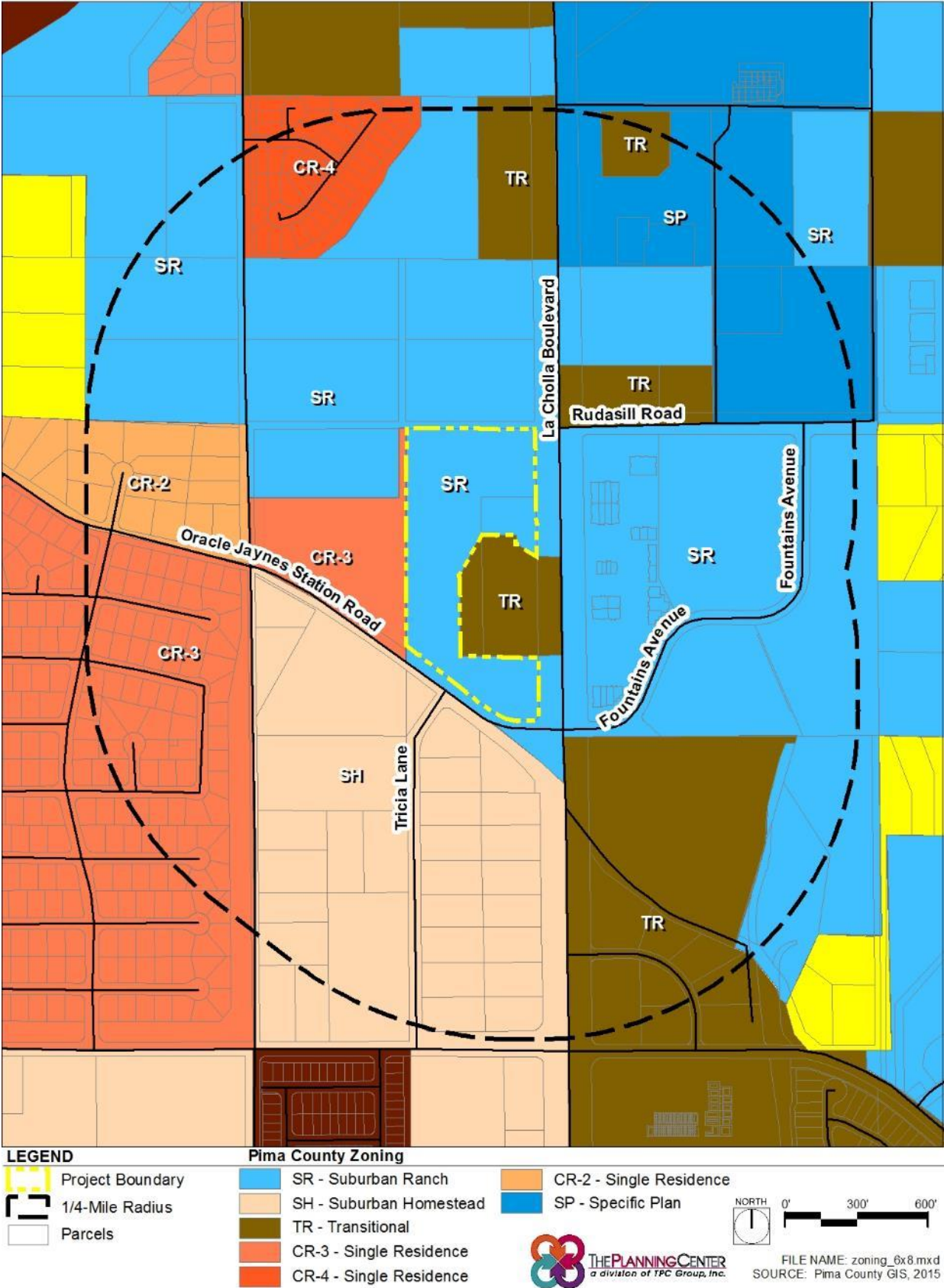
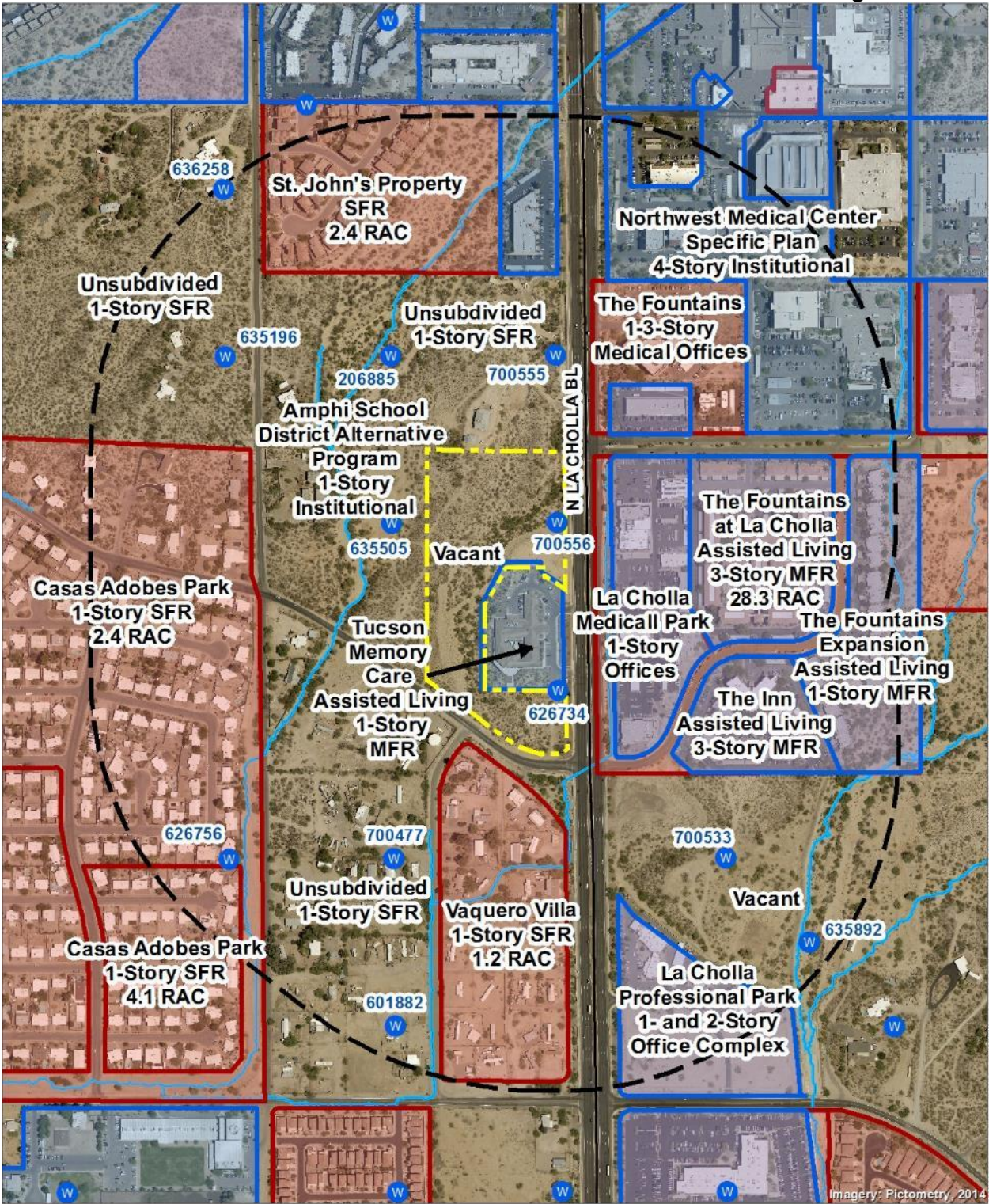


Exhibit II.A.4.b: Existing Land Uses



LEGEND

- Project Boundary
- 1/4 Mile Radius

- Jurisdictions
- Approved Subdivision Plat
- Approved Development Plan

Washes

Wells & Registry ID #

THE PLANNING CENTER
a division of TPC Group, Inc.

FILE NAME: ex_cond_6x8.mxd
SOURCE: Pima County GIS, 2015

0' 300' 600'



B. Topography

1. Topographic Characteristics

Elevation ranges from 2,270 feet at the southern edge of the property adjacent to Oracle Jaynes Station Road to 2,316 feet at the northern edge of the property.

(See *Exhibit II.B.1: Topography*.)

a. Restricted Peaks and Ridges

There are no restricted peaks or ridges located on-site.

b. Rock Outcrops

There are no rock outcrops or talus slopes located on-site.

c. Slopes of 15% or greater

There are slopes greater than 15% located onsite. Therefore, the site is subject to the regulations set forth in the Hillside Development Zone (HDZ). 25% slopes are also present on-site. The buildable portions of the site are generally flatter than the areas of the site that will remain undisturbed.

d. Significant Topographic Features

There are no significant topographic features located on the subject parcels.

e. Existing grading

The site is vacant, except for a large stockpile of dirt located in the southwest corner of the property.

2. Pre-Development Average Cross Slope

The average cross-slope (ACS) of the entire parcel is 11.8% as calculated in accordance with the Pima County Zoning Code by performing the following calculation:

$$ACS = \frac{I \times L \times 0.0023}{A}$$

Where:

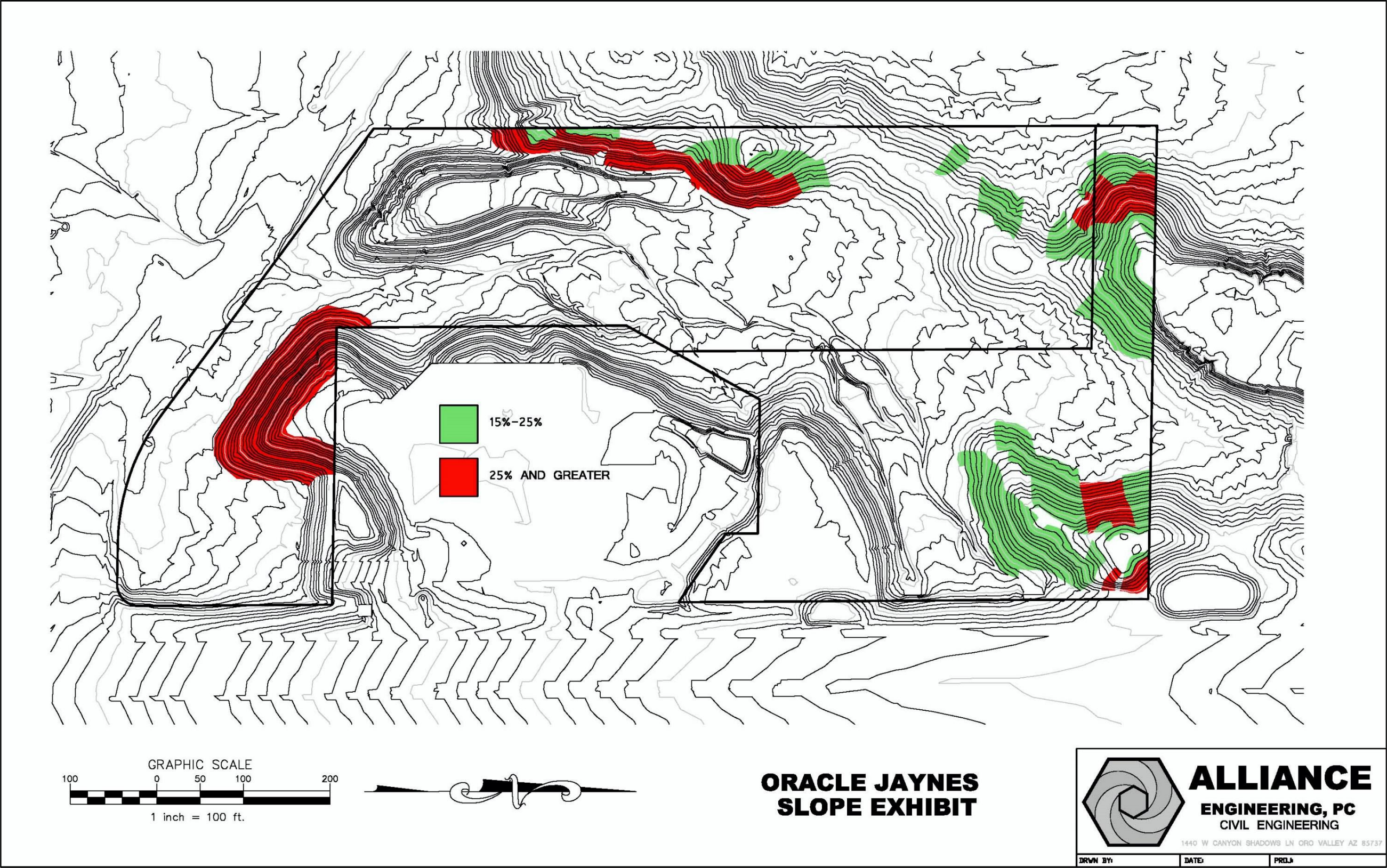
Interval (I) = 2'

Total length of contours in feet (L) = 26,360

Area in acres (A) = 10.3

ACS = 11.8%





C. Hydrology

1. Off-Site Watersheds

The perimeter of all offsite watersheds that affect or are affected by the project site area depicted in *Exhibit II.C.1*.

2. Off-Site Features

There are multiple, small off-site watersheds impacting this parcel. Offsite watershed 1 (OFF1) depicted on *Exhibit II.C.1* to the north is a combination of drainage from La Cholla Boulevard, discharge from a developed commercial site, and one single family home lot. This area is 11.57 acres and has a total 100 year discharge of 98 cfs. On the east portion of the site, Offsite watershed 2 (OFF2), Offsite watershed 3 (OFF3), and Offsite watershed 4 (OFF4) all impact the parcel. Offsite watershed 2 (OFF2) is a combination of discharge from the La Cholla Boulevard roadway and a developed commercial site, and impacts the parcel from the east and a pipe from the north. OFF2 is a combination of commercial development and discharge from La Cholla Boulevard. Q100 was derived from previous development plans and the total 100 year discharge is 131 cfs. OFF3 impacts the parcel from the adjacent memory care site (5 cfs) and from across La Cholla Boulevard from the fountains at La Cholla Medical Park (45 cfs) with a total 100 year discharge is 50 cfs. Offsite watershed 4 (OFF4) impacts the parcel from the adjacent memory care site (5 cfs), which was extracted from the Tucson Memory Care development plan. The total 100 year discharge for OFF4 is 5 cfs. Offsite watershed 5 (OFF5) impacts the parcel from the west and is an undeveloped hill that discharges to the west boundary with a total 100 year discharge of 5.2 cfs. All discharge created by the parcel and the pass through discharge is concentrated at the south boundary at Oracle Jaynes Station Road and has a total 100 year discharge of 343 cfs.

3. Acreage of Off-Site Watersheds

All discharges have been mapped on *Exhibit II.C.1: Existing Hydrology*. Some information was taken directly from approved development plans as well as PC-Hydro sheets calculating discharges.

4. On-Site Hydrology

The watershed area and 100-year peak discharge rate for the wash entering and exiting the project site is shown on *Exhibit II.C.1*.

a. 100-Year Floodplains

Floodplain has been previously mapped by the Tucson Memory Care facility (See *Exhibit II.C.4: Existing Floodplain*). A total final discharge of 343 cfs has been calculated to assist in the design of the site.



- b. **Sheet Flooding Areas**
Not applicable.
- c. **Federally-Mapped Floodplains**
Exhibit II.C.2: Flood Hazard Map was generated from Pima County Regional Flood Control and demonstrates that the site contains no FEMA delineated floodplains.
- d. **Peak Discharges**
100-year storm event peak discharge rates for all points of concentration along the project boundaries were computed using PC-Hydro. The location of the concentration point, drainage areas and 100-year peak discharge rates are provided on *Exhibit II.C.1*.
- e. **Riparian Habitat**
The project site contains no mapped riparian habitats.
- f. **Drainage Infrastructure**
Multiple culverts discharge into the parcel along the east boundary as well as from the Memory Care facility. Offsite watershed locations have been shown on *Exhibit II.C.1*.
- g. **Surface Water**
There are no lakes, ponds, wetlands, springs or perennial surface waters in the vicinity of the project site.
- h. **Erosion Hazard Setbacks**
Erosion hazard setbacks and the floodplain were mapped with the memory care facility and mapped again for this project with supporting HecRas data in Appendix B (See *Exhibit II.C.4: Existing Floodplain*).

5. Downstream Drainage Conditions

Discharge passed through as well as from this parcel is concentrated at the south boundary at Oracle Jaynes Road. This discharge then travels across the road to the Vaquero Villa subdivision. Total 100 discharge at this point is 343 cfs.

Exhibit II.C.1: Existing Hydrology

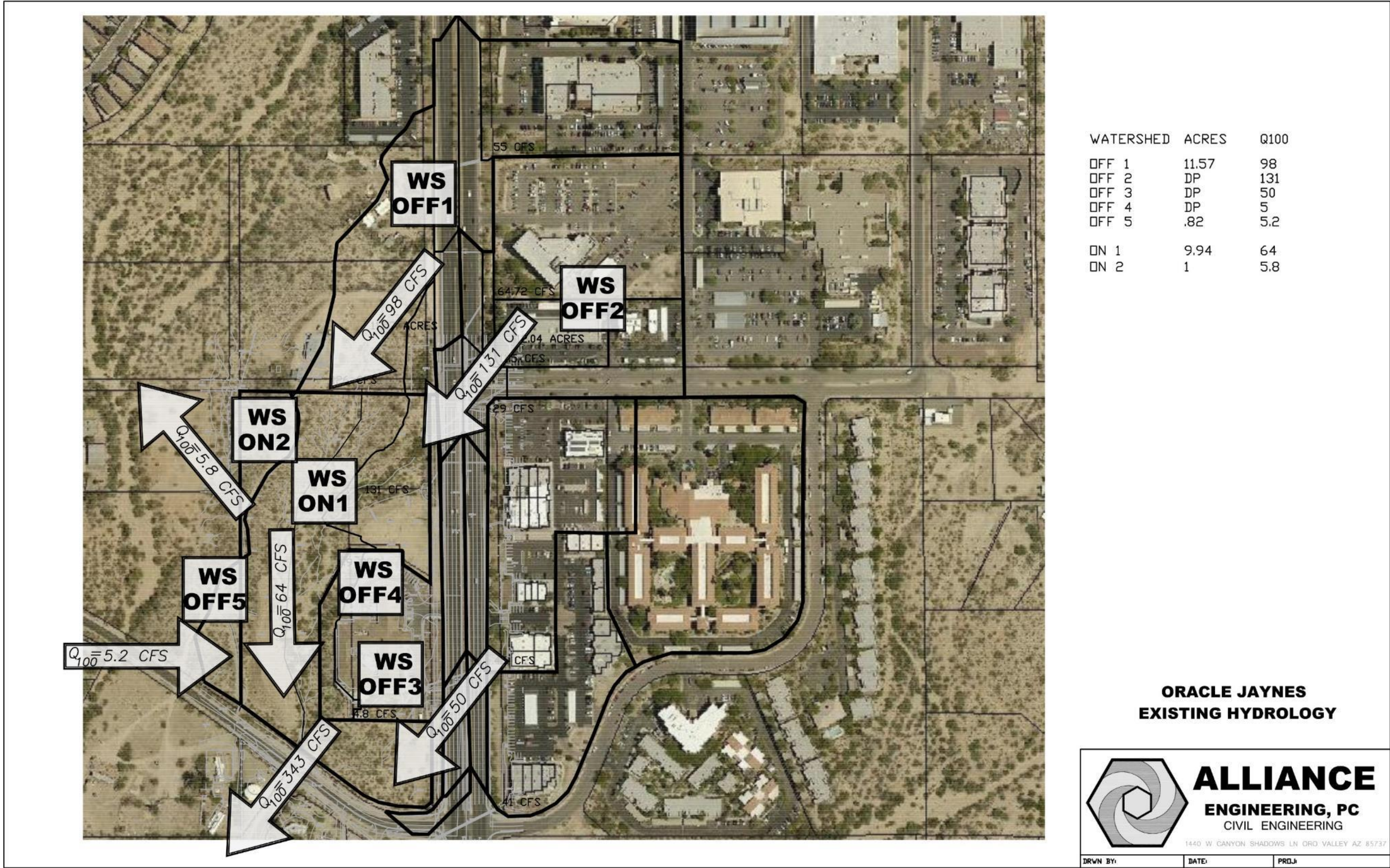


Exhibit II.C.2: Flood Hazard Map

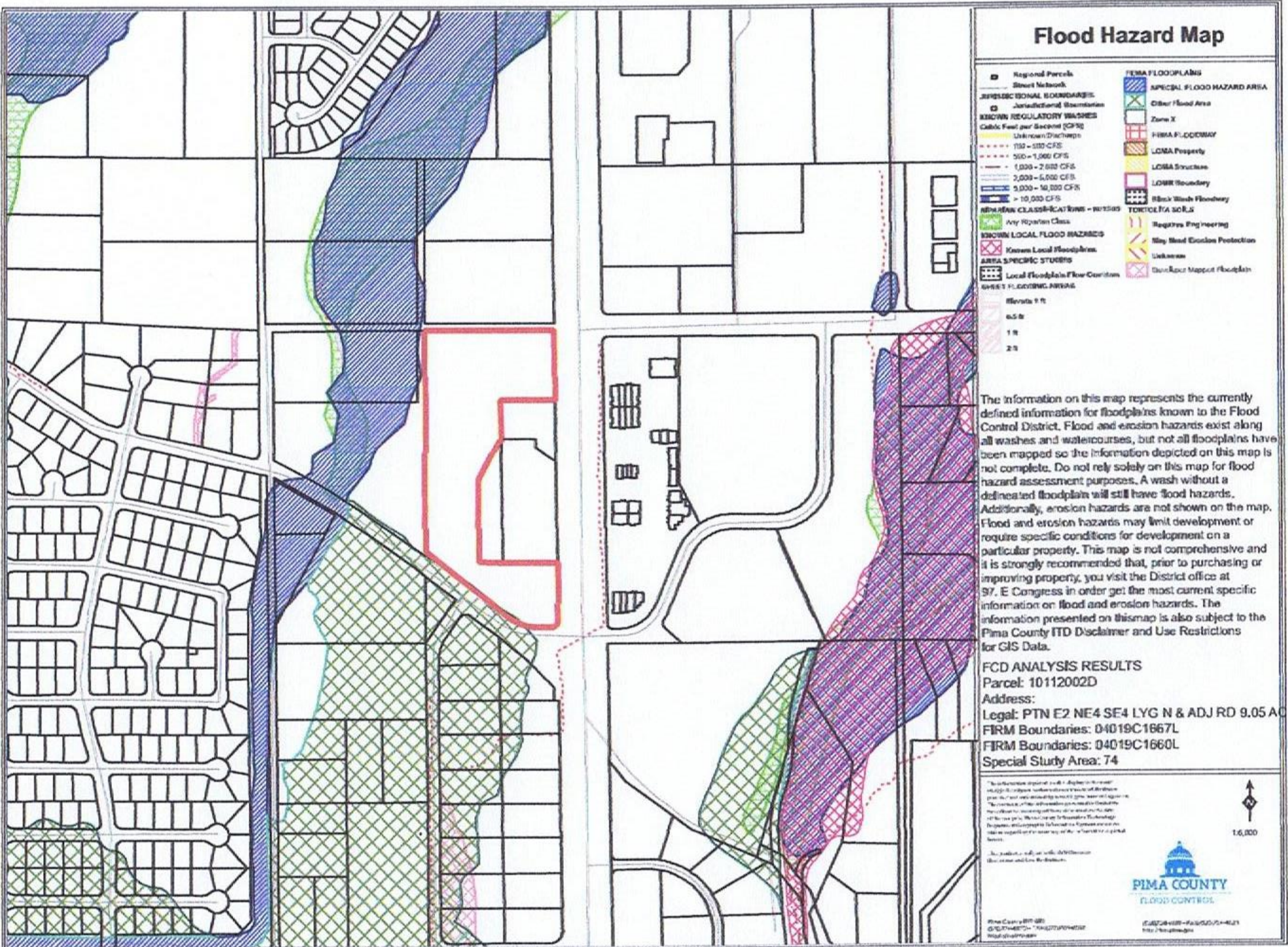
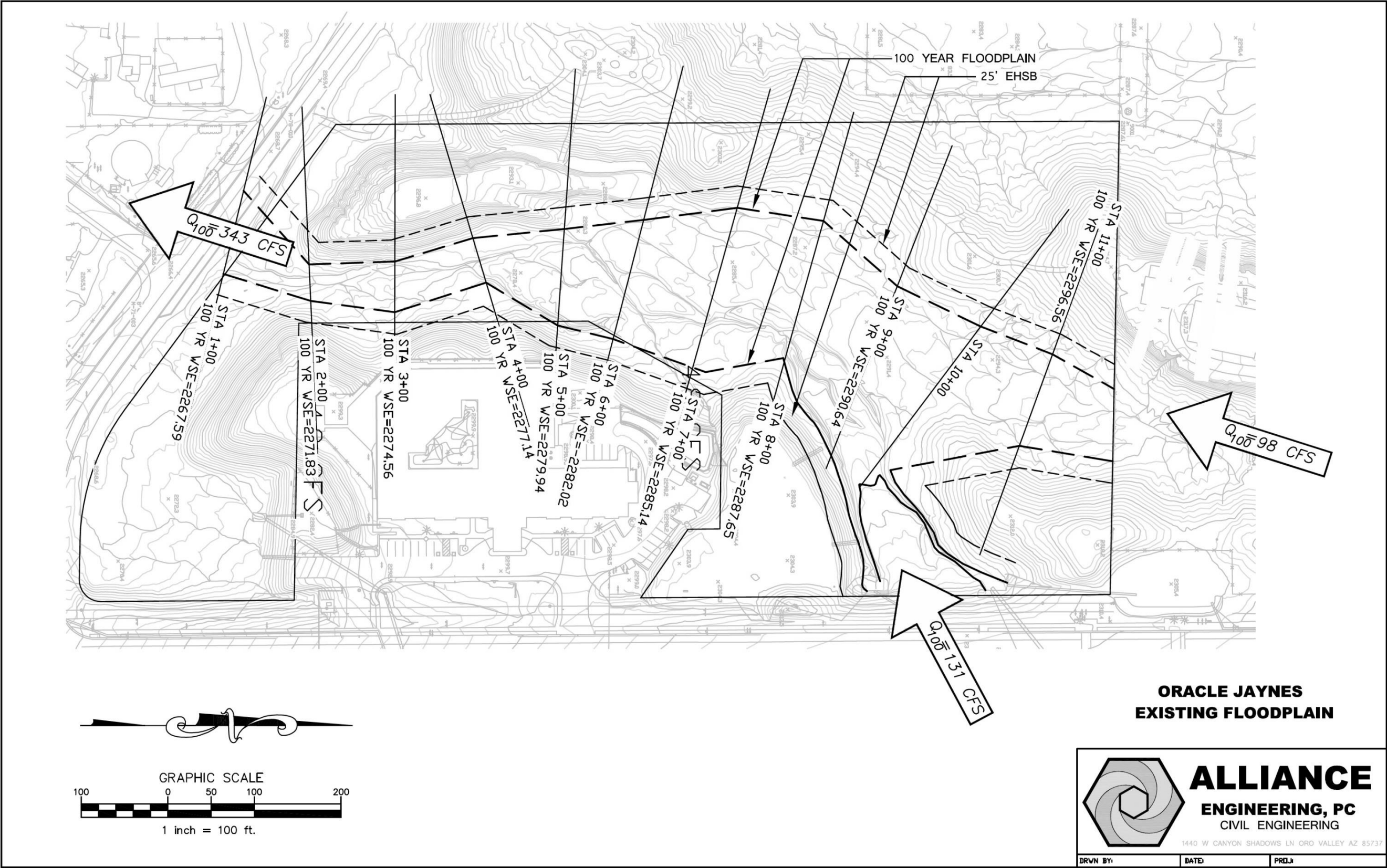


Exhibit II.C.4: Existing Floodplain



D. Biological Resources

1. Conservation Lands System

According to the Pima County Conservation Lands System (CLS) Map, the entire site is outside any CLS designation. (See *Exhibit II.D.1: Conservation Lands System.*)

2. Critical Landscape Connections

According to the Pima County CLS, critical landscape connections are broadly defined as areas that provide connectivity for movement of biological species, but also contain potential or existing barriers to the movement of wildlife between major conservation areas. The subject property is not located in the vicinity of any critical landscape connections defined by the CLS.

3. Pima Pineapple Cactus Priority Conservation Area

The site is not located within the Pima Pineapple Cactus PCA.

4. Needle-Spined Pineapple Cactus Priority Conservation Area

The site is not located within the Needle-Spined Pineapple Cactus PCA.

5. Priority Conservation Areas

a. Cactus Ferruginous Pygmy Owl

The site is located within a Priority Conservation Area for the cactus ferruginous pygmy-owl.

b. Western Burrowing Owl

The site is not located within a Priority Conservation Area for the western burrowing owl.

6. Arizona Game & Fish Department Heritage Data Management System

The Arizona Game and Fish Department's (AZGFD) Heritage Data Management System (HDMS) was accessed via their On-line Environmental Review Tool. The following special status species have been identified by the HDMS as having been documented within three miles of the subject property:

- The United States Fish and Wildlife Service (FWS) has classified the area within three miles of the project site as a recovery area for the experimental, nonessential populations of Sonoran Pronghorn Sheep and Mexican Gray Wolf.
- The HDMS lists the Yellow-billed Cuckoo as a Listed Threatened species by the FWS, as a Sensitive species by the U.S Forest Service (USFS), and

as a Species of Greatest Conservation Need (SGCN), Tier 1A by the AZGFD.

- The Western Narrow-mouthed Toad has been classified as Sensitive by the U.S. Bureau of Land Management (BLM), and as SGCN, Tier 1C by the AZGFD.
- The California Leaf-nosed Bat is listed by the FWS as a Species of Concern, by the BLM as a Sensitive species, and as Salvage Restricted by the Arizona Native Plant Law (NPL).
- The Thornber Fishhook Cactus is listed as Salvage Restricted by the NPL.
- The Tumamoc Globeberry is listed as Sensitive by the USFS, by the BLM as a Sensitive species, and by the NPL as a Salvage Restricted species.

(See: *Exhibit II.D.6: AZGFD On-Line Environmental Review*)

Exhibit II.D.1: Conservation Lands System

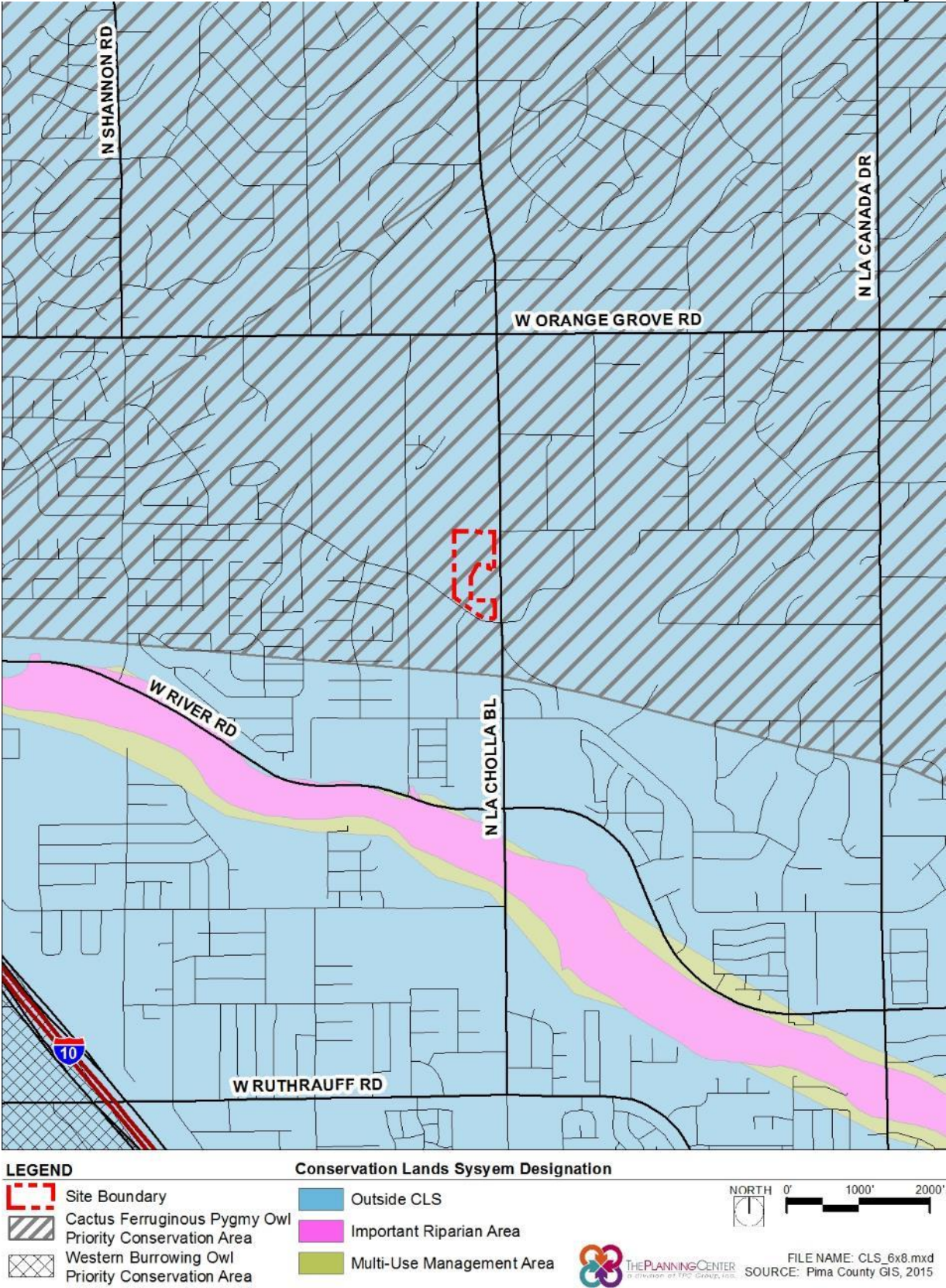


Exhibit II.D.6: AGFD On-Line Environmental Review

Arizona Game and Fish Department
Project ID: HGIS-02221

project_report_la_cholla_15917_16182.pdf
Review Date: 9/10/2015 09:23:34 AM

Special Status Species and Special Areas Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Antilocapra americana sonoriensis</i>	100 area for Sonoran Pronghorn	LE,XN				
Bat Colony						
<i>Canis lupus baileyi</i>	100 area Zone 2 for Mexican gray wolf	LE,XN				
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
<i>Gastrophryne olivacea</i>	Western Narrow-mouthed Toad			S		1C
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC		S		1B
<i>Mammillaria thornberi</i>	Thornber Fishhook Cactus				SR	
<i>Tamamoca macdougallii</i>	Tamamoc Globeberry		S	S	SR	

Note: Status code definitions can be found at http://www.azgfd.gov/azgfd/cedits/hdms_status_definitions.shtml

Species of Greatest Conservation Need
Predicted within Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Aix sponsa</i>	Wood Duck					1B
<i>Amazilia violiceps</i>	Violet-crowned Hummingbird		S			1B
<i>Ammospermophilus harrisi</i>	Harris' Antelope Squirrel					1B
<i>Anaxyrus retiformis</i>	Sonoran Green Toad			S		1B
<i>Anthus spragueii</i>	Sprague's Pipit	C*				1A
<i>Antrostomus ridgwayi</i>	Buff-collared Nighthawk		S			1B
<i>Aquila chrysaetos</i>	Golden Eagle	BGA		S		1B
<i>Aspidoscelis stictogramma</i>	Giant Spotted Whiptail	SC	S			1B
<i>Athene cunicularia hypugaea</i>	Western Burrowing Owl	SC	S	S		1B
<i>Botaurus lentiginosus</i>	American Bittern					1B
<i>Buteo regalis</i>	Ferruginous Hawk	SC		S		1B
<i>Chilomeniscus stramineus</i>	Variable Sandsnake					1B
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
<i>Colaptes chrysoides</i>	Gilded Flicker			S		1B
<i>Coluber bilineatus</i>	Sonoran Whipsnake					1B
<i>Corynorhinus townsendii pallescens</i>	Pale Townsend's Big-eared Bat	SC	S	S		1B
<i>Crotalus tigris</i>	Tiger Rattlesnake					1B
<i>Cynanthus latirostris</i>	Broad-billed Hummingbird		S			1B
<i>Cyprinodon macularius</i>	Desert Pupfish	LE				1A
<i>Dipodomys spectabilis</i>	Banner-tailed Kangaroo Rat			S		1B
<i>Euderma maculatum</i>	Spotted Bat	SC	S	S		1B
<i>Eumops perotis californicus</i>	Greater Western Bonneted Bat	SC		S		1B
<i>Falco peregrinus anatum</i>	American Peregrine Falcon	SC	S	S		1A
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	C*	S			1A



7. Saguaros and Ironwoods

A site visit was conducted on September 24, 2015 and a preliminary plant inventory identified a total of 118 saguaro cacti located within the site boundaries. Fifty-six of these saguaros were 6' in height or shorter. Sixty-two of the saguaros were over 6' in height. No ironwood trees are located on site.

A preliminary analysis has indicated there are 85 viable saguaros and 33 non-viable saguaros. The saguaros will be relocated within required bufferyards and/or common areas. Mitigation will be in accordance with Chapter 18.72 of the Pima County Code.

8. Habitat Protection or Community Open Space

In accordance with the Sonoran Desert Conservation Plan Mapguide, the site is not identified for any areas identified for habitat protection or community open space.

9. Especially Important Vegetation

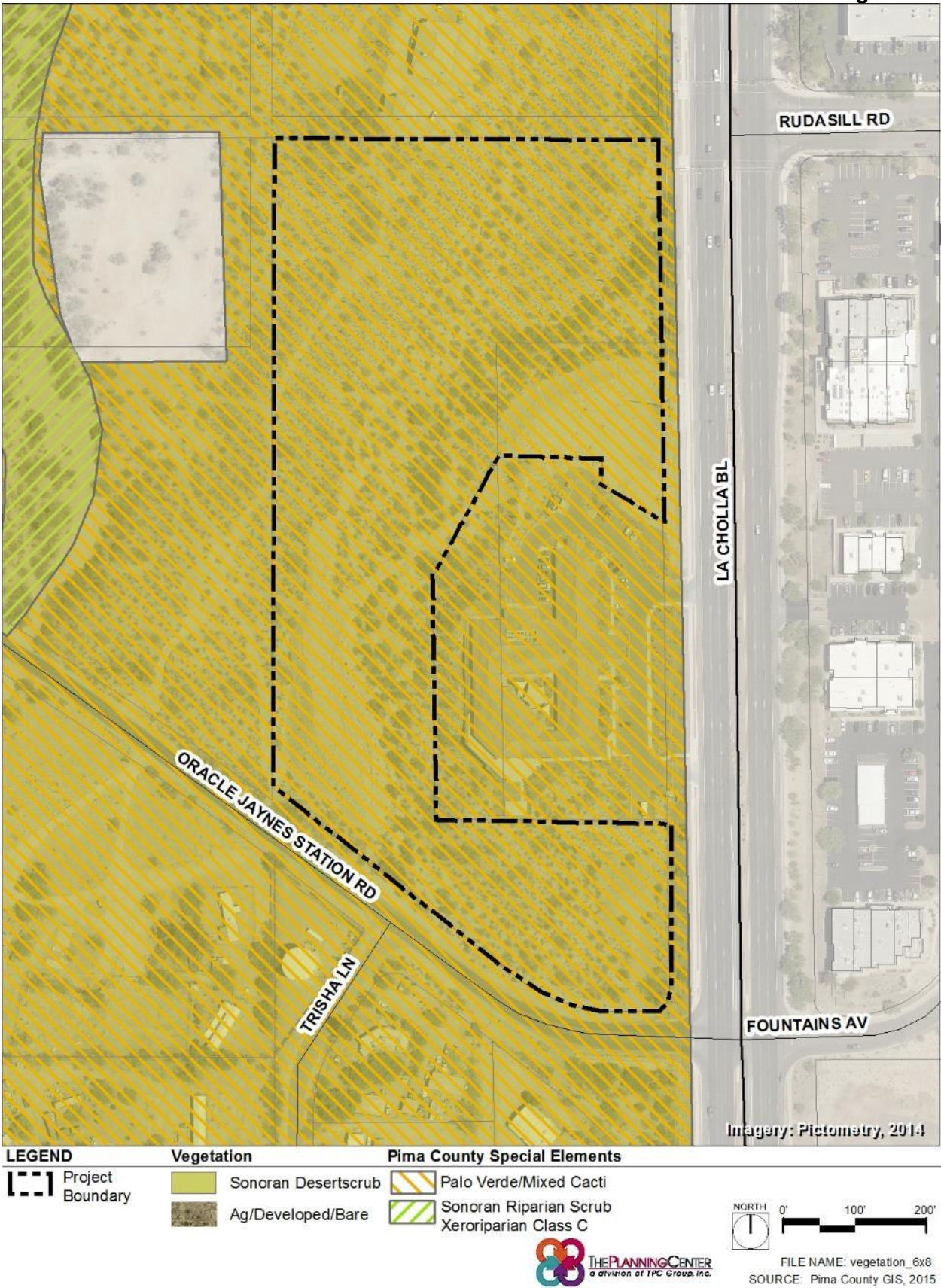
The site does not contain any vegetation which is especially important for scenic value, screening, or soil stabilization.

The site does contain some clusters of saguaro cacti on some slopes with southern exposure, however, the saguaros are not of a size or density to create scenic value. Vegetation density is greater within the wash on the eastern property boundary, however topography limits any potential screening value.

10. Vegetative Communities

The project site contains native vegetation that is typical of that found in the Arizona Sonoran Desert (See *Exhibit II.D.10: Vegetation*.) The entire site is classified as Sonoran Desertscrub and Palo Verde/Mixed Cacti. Vegetation on site is dominated by Palo Verde trees, Saguaro cacti, and Creosote bush.

Exhibit II.D.10: Vegetation



E. Viewsheds

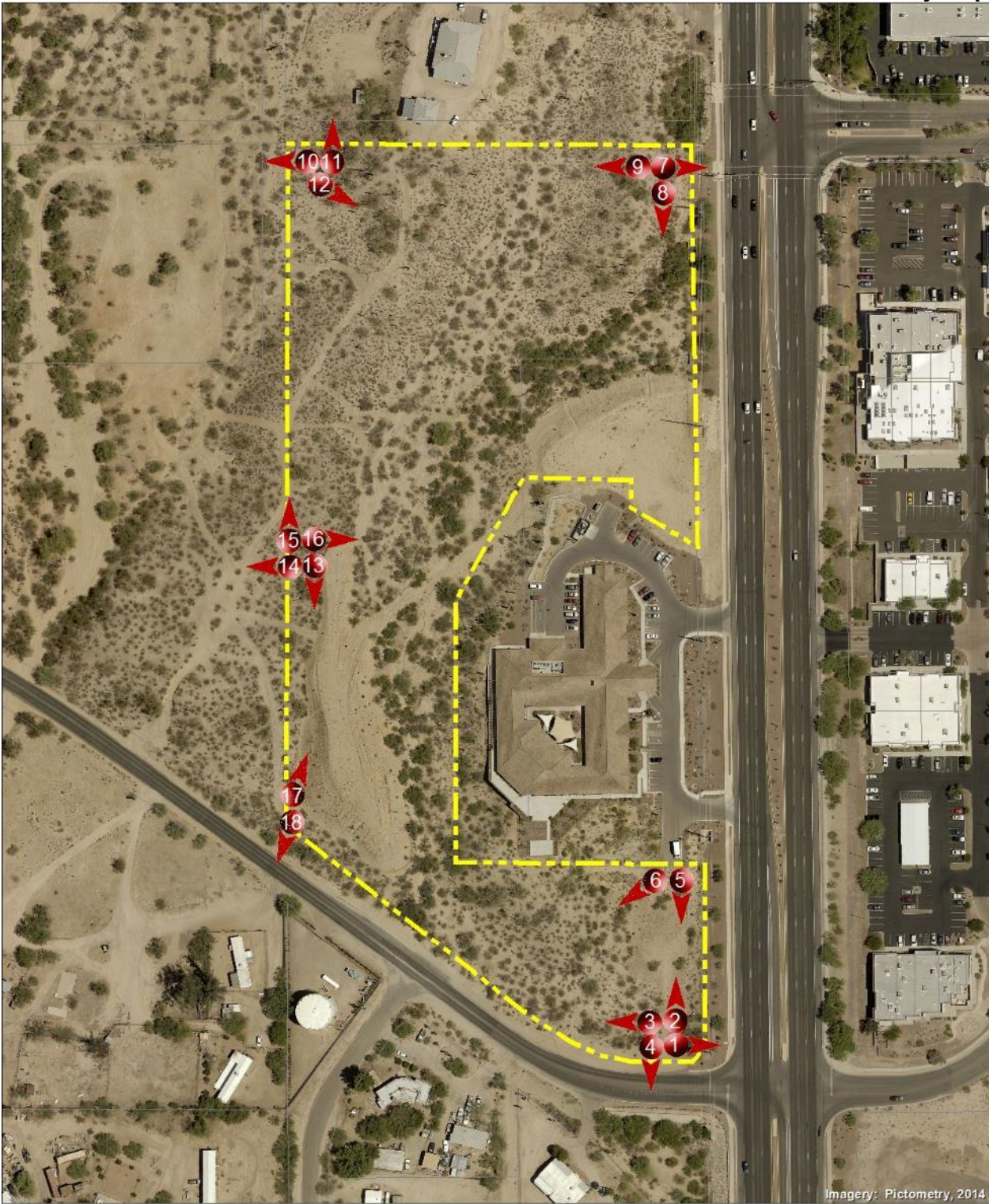
1. Site Visibility

The site is not being developed under the Cluster Development Option, therefore this section is not applicable.

2. Site Photos

Exhibit II.E.2.a: Site Photos displays photographs taken from different angles throughout and around the site. The approximate locations and directions from which these photographs were taken are displayed on *Exhibit II.E.2: Photo Key Map*.

Exhibit II.E.2: Photo Key Map



LEGEND

- Site Boundary
- Photo Location and Direction



NORTH

0' 100' 200'
FILE NAME: photokey_6x8
SOURCE: Pima County GIS, 2015



Exhibit II.E.2.a: Site Photos



Photo 1: View looking east from the southeastern corner of the property.



Photo 2: View looking north from the southeastern corner of the property.



Photo 3: View looking west along the southern boundary of the property.



Photo 4: View looking south from the southeastern property corner.



Photo 5: View looking south adjacent to La Cholla Boulevard.



Photo 6: View looking southwest across southern portion of the property.

Exhibit II.E.2.a: Site Photos (cont.)



Photo 7: View looking east across La Cholla Boulevard from the northeast corner of the property.



Photo 8: View looking south from the northeastern corner of the property.



Photo 9: View looking west from the northeast property corner.



Photo 10: View looking west from the northwest property corner.



Photo 11: View looking north from the northwest corner of the property.



Photo 12: View looking southeast across the site from the northwest property corner.

Exhibit II.E.2.a: Site Photos (cont.)



Photo 13: View looking south from a point near the middle of the western property boundary.



Photo 14: View looking west from near the middle of the western property boundary.



Photo 15: View looking north from the western boundary of the property.



Photo 16: View looking east from the western boundary of the property.



Photo 17: View from the southwest corner of the property looking northeast.



Photo 18: View from the southwest corner of the property looking south across Oracle Jaynes Station Road.