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Date: November 3, 2017

To: Honorable Chair & Members, Pima County Board of Supervisors

From: Ana Olivares, Interim Director, Pima County Department of Transportation

Subject: P16RZ00012 Linda Vista and Shannon Rezoning

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Subsequent to the recommendation of approval of the above referenced case by the Pima County Planning and Zoning Commission, the project developer met with county administration to discuss required roadway improvements to Linda Vista Blvd. in greater detail. Access to the site is via Linda Vista Blvd. west of Shannon Rd. This segment of Linda Vista Blvd. has not been built to date, thus will have to be constructed by the developer to gain access to the site. The Department of Transportation determined that the full cross section for Linda Vista Blvd will be *Standard Detail #10, Major Collector Street Urban Residential Subdivision* with a future right-of-way of 90 feet as outlined in the Pima County Subdivision and Development Street Standards.

As is standard and customary, the Department of Transportation is requiring Linda Vista Blvd along the entire development frontage to be constructed. The developer would typically be required to build half of the 90 foot cross section. However, the developer is requesting that the construction of Linda Vista Blvd. be completed in two phases. The first phase will build the full 90 foot cross section from Shannon Rd to the project entrance. This phase would be concurrent to the initiation of the project. The second phase would be to build the south half of the 90 foot cross section for the remainder of the roadway frontage. The second phase would be initiated no later than the application for the 51<sup>st</sup> building permit. In exchange for building beyond the required improvements to Linda Vista Blvd, the county is willing to waive the roadway development impact fees for the site. At the current impact fee rate, this would equate to approximately \$581,766.

To achieve this development negotiation, the following rezoning condition is recommended.

- Linda Vista Blvd. roadway improvements to be constructed by the developer shall generally be consistent with those agreed to with the Pima County Department of Transportation. Roadway development impact fees for the entire development shall be waived subject to the following:
  - The portion of Linda Vista Blvd. along the project frontage west of Shannon Rd. shall be constructed in two phases. Phase 1 of the Linda Vista Blvd. improvements, which is the segment from Shannon Rd. west to the project entrance, shall be developed concurrently with initial project construction.
  - Phase 1 improvements consist of the full 90 foot cross section depicted as Standard Detail #10, Major Collector Street Urban Residential Subdivision as outlined in the Pima County Subdivision and Development Street Standards.
  - Construction of the Phase 2 of the Linda Vista Blvd. improvements, which is the segment west of Phase 1 extending to the west edge of the project's Linda Vista Blvd. frontage, shall begin no later than the application for the 51<sup>st</sup> building permit on the portion of the project lying to the west of Shannon Road.

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Ana M. Olivares, P.E., Director

- Phase 2 improvements consist of the south half of the full 90 foot cross section depicted as Standard Detail #10, Major Collector Street Urban Residential Subdivision as outlined in the Pima County Subdivision and Development Street Standards.
- Both Phases of this project's obligated Linda Vista Blvd. improvements shall be completed prior to release of final assurances for the project.
- Should the property to the north advance construction of north half of Linda Vista before the phasing threshold is met, the developer would advance construction of the south half concurrently.