



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: January 22, 2019

Title: Co9-83-94 Transamerica Title #8155 - Sunrise Drive Rezoning (Modification of a Rezoning Condition)

Introduction/Background:

Rezoning condition #21 restricts the residential uses of the property to attached clubdominiums. The applicant is proposing a modification of the rezoning condition to allow for detached single-family residential uses.

Discussion:

The approximate 2.4 acre subject property is part of a 1983 rezoning that encompassed 682 acres approved by the Board of Supervisors November 1, 1983. A subdivision plat for The Clubdominiums Units 52-111 was approved and Ordinance 1997-81 memorialized the rezoning October 21, 1997.

Conclusion:

The proposed use of 14, single-family residential lots is a less intense use than the approved 60-unit clubdominium and conforms to the Comprehensive Plan designations of Medium Intensity Urban (.46 acres +/-) and Low Intensity Urban 1.2 (2 acres +/-).

Recommendation:

Staff recommends approval of the modification of rezoning condition #21 to allow for single-family residential uses with a maximum height of 30 feet.

Fiscal Impact:

0

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services - Planning

Telephone: 520-724-8800

Contact: Terrill L. Tillman - Principal Planner

Telephone: 520-724-6921

Department Director Signature/Date:

[Signature] 1/4/19

Deputy County Administrator Signature/Date:

[Signature] 1/7/19

County Administrator Signature/Date:

C. Dunkel-Schetter 1/7/19

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AR3



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division



DATE: January 4, 2019

SUBJECT: Co9-83-94 TRANSAMERICA TITLE #8155 – SUNRISE DRIVE REZONING

The above referenced **Modification of a Rezoning Condition** is within your district and is scheduled for the Board of Supervisors' **JANUARY 22, 2019** hearing.

REQUEST: The applicant is requesting a modification of rezoning condition #21 which restricts the residential use of the property to clubdominiums to allow for a 14-lot subdivision plat for detached, single-family residential uses on a remaining undeveloped 2.4-acre portion of the approximate 18 acres rezoned area to TR (Transitional) for clubdominiums and associated clubhouse, recreational, and parking uses.

OWNERS: Ventana Canyon Alliance, LLC
Attn: George White, CEO & General Manager
6200 N. Club House Lane
Tucson, AZ 85750-1339

AGENT: The WLB Group, Inc.
Attn: Rob Longaker
4444 E. Broadway Blvd.
Tucson, AZ 85711

DISTRICT: 1

STAFF CONTACT: Terrill Tillman

PUBLIC COMMENT TO DATE: As of January 4, 2019, staff has received no public comments.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The property lies outside the Maeveen Marie Behan Conservation Lands System (CLS).

TD/TT/ar
Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: Co9-83-94

Page 1 of 6

FOR JANUARY 22, 2019 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division



DATE: January 4, 2019

ADVERTISED ITEM FOR PUBLIC HEARING

MODIFICATION OF A REZONING CONDITION

Co9-83-94 TRANSAMERICA TITLE #8155 – SUNRISE DRIVE REZONING

Request of Ventana Canyon Alliance, LLC, represented by The WLB Group, for a **modification of rezoning condition #21** that restricts the residential use of the property to attached clubdominiums. The modification proposes to allow for detached single-family residential lots. The subject property is approximately 2.4 acres zoned TR (Transitional) located on the west side of N. Hole in the Wall Way, approximately 650 feet north of the intersection of E. Ventana Canyon Drive and E. Hole in the Wall Way. Staff recommends **APPROVAL WITH CONDITIONS**.
(District 1)

STAFF RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS**. The applicant's proposal would allow for detached residential uses, significantly reducing the originally planned density of the subject site. The less intense use of the site conforms to the Comprehensive Plan designations of Low Intensity Urban 1.2 and Medium Intensity Urban. Should the Board of Supervisors be inclined to approve this request, staff recommends the following standard, revised conditions #11 I that requires water conservation measures, #21 to allow for single-family residential with a maximum height of 30-feet, and an additional condition #27 relating to cultural resources:

1. Submittal of a complete hydraulic and hydrologic drainage report as determined necessary by the Department of Transportation and Flood Control District.
2. Submittal of a development plan if determined necessary by the appropriate County agencies.
3. Dedication of necessary right-of-way for roads and drainage by separate instrument if the property is not to be subdivided.

4. Recording an acceptable plat which will provide for dedication of necessary rights-of-way for roads and drainage if the property is to be subdivided.
5. Recording a covenant holding Pima County harmless in the event of flooding.
6. Conformance with County paving policies as determined appropriate by the Department of Transportation and Flood Control District.
7. Recording the necessary development related covenants as determined appropriate by the various County agencies.
8. Provision of development related assurances as required by the appropriate agencies.
9. Wastewater Management Conditions:
 - A. A suitable arrangement with Pima County Wastewater Management Department regarding sanitary facilities.
 - B. A Sewer Basin Study may be required.
 - C. The outfall sewer may have to be oversized based on basin flow calculations.
 - D. Sewers within the development may have to be oversized for flow-through requirements.
 - E. Augmentation of a downstream system may be required.
 - F. Any industrial waste discharged into the public sanitary sewerage system shall meet the requirements of Pima County Ordinance No. 1982-154, as amended.
 - G. An Industrial Wastewater Discharge Permit may be required prior to the issuance of a building permit.
10. Transportation Conditions:
 - A. Dedication of 90-foot wide full right-of-way, along with 30-foot wide slope easements on either side of the full right-of-way, for Kolb Road extension through the subject property.
 - B. Construction of four-lane wide Kolb Road extension between the west boundary of the property and Sunrise Drive to applicable Pima County standards for major collectors. The design and construction shall need full approval of the Pima County Department of Transportation and Flood Control District. Staging of these improvements to be approved by Pima County prior to any tentative plat or development plan submittals.
 - C. Dedication of a total of 75 feet wide half right-of-way for the north half of Sunrise Drive adjoining the subject property.
 - D. Provision of all improvements on Sunrise Drive, adjoining the property, determined necessary by the Department of Transportation and Flood Control District.
11. Flood Control Conditions:
 - A. The petitioner must sign covenants stating that no structures shall be constructed within the natural 100-year flood plain as determined by a hydraulic and hydrologic report.
 - B. The petitioner should sign covenants stating that drainage will not be altered, disturbed or obstructed without approval from Pima County Flood Plain Board.
 - C. The submittal of a comprehensive drainage plan to Pima County's Flood Control District for approval. This comprehensive drainage plan should include but not be limited to the following:
 - 1) An analysis of existing onsite and downstream drainage conditions and structures.
 - 2) An analysis of the affect the proposed developments(s) will have on onsite and downstream conditions and structures. This analysis must provide special emphasis on anticipated changes to the 100 year water surface elevations and discharge velocities.
 - 3) A discussion concerning how the developer plans to handle onsite detention/retention, specifically with regards to the transfer of detention from one basin to another and the location of the detention basins.
 - 4) A time table for the phasing of the projects and for specific drainage improvements required for the development of said project.

- 5) Submittal and approval of this master drainage plan will be required either before the submittal of a tentative plat or before the petitioner receives a zoning ordinance for any portion of this property, whichever comes first.
 - D. Provision of all necessary drainage improvements, including, but not limited to, channelization and flood detention measures, shall be the responsibility of the property owner and are subject to approval of Pima County's Flood Control District.
 - E. Any channelization or encroachment would have to be planned such that it would terminate at a logical conclusion which would create no adverse flood conditions to adjoining properties, such as diverting flow, concentrating flow, or increasing the flooding potential.
 - F. The petitioner must dedicate all rights-of-way or grant flowage easements for drainage to Pima County, as determined necessary by Pima County Flood Control District.
 - G. Since the property lies within a critical basin, the petitioner must comply with the conditions and restrictions as stated in the Flood Plain Management Ordinance.
 - H. Building setbacks from channels may be required as determined appropriate by the Pima County Engineer.
 - I. At the time of development, the applicant will be required to commit to water conservation measures identified in the Site Analysis requirement in effect at that time to obtain 15 points.
12. Adherence to the conceptual site plan and applicable policies of the Catalina Foothills Area Plan.
 13. Density limited to 1,298 units, not including the TR areas at Kolb Road and Sunrise Drive.
 14. Provision of a two-residence per acre, single family buffer in the CR-4 area west of the ridgeline. Preservation of view corridors in the two washes north of the ridgeline.
 15. Provision of a 40-foot setback and acceptable landscaped buffer north and west of Indian Trails Estates. Development of offices at the northeast corner of Kolb Road and Sunrise Drive to be restricted to two stories.
 16. Submittal and approval of a saguaro preservation plan in the CR-4 block adjacent to Wilmot Road alignment.
 17. Submittal and approval of a pedestrian and bikeway access plan for residential blocks adjacent to Kolb Road.
 18. CR-1 rear, side and front yard setbacks be provided for lots along the edge of the property abutting Cimmarron Foothills Estates.
 19. Kolb Road shall be a public thoroughfare and the Director of Transportation is instructed to insure that the maximum public safety be guaranteed with the construction.
 20. With the exception of the buffer areas between Indian Trails and Cimmarron, that the 20 foot height restriction is waived and the normal height restriction of 30 feet is reinstated.
 21. TR in clubdominium area, is restricted to clubdominiums and/or single family residential with a maximum height of 30 feet.
 22. Public access shall be granted to Ventana Canyon and the Estes Company is instructed to work with Trails Access Committee and Pima County Attorney's Office in order to insure that temporary access is granted until the western edge of the property can be opened. In any future development by the Estes Company in the area, they shall continue to grant public access to Ventana Canyon.
 23. Owner/Developer(s) shall adhere to all policies, standards and ordinances that are in effect during the plan review process.
 24. Dedication to provide for an ultimate 100-foot north half right-of-way for Sunrise Drive on the portion of property west of Kolb Road.

25. Receipt of a letter of credit for \$70,000 within two weeks of November 28, 1988. The \$70,000 will be made available to Pima County upon completion of the Kolb-Sunrise intersection improvements.
26. The two-inch asphaltic concrete overlay of Kolb Road shall be provided when deemed necessary by Pima County Department of Transportation and Flood Control District.
27. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

COMPREHENSIVE PLAN DESIGNATION

The subject parcel is located within the Catalina Foothills Comprehensive Plan Planning Area designated as Low Intensity Urban 1.2 (LIU 1.2) and Medium Intensity Urban (MIU). LIU 1.2 designates areas for low density residential and incentivizes density in conjunction with the provision of natural open space. LIU 1.2 has a maximum of residences per acre (RAC) of 1.2 or 2.5 RAC with 45% open space. MIU designates areas for compatible non-residential uses and medium density housing planned within the 2.5 – 5 RAC range which includes attached dwelling units, garden apartments and single-family residential uses. The proposed 14-lot subdivision meets the comprehensive planned density of 3.6 RAC through the combination of land uses within the TR zoned 18-acre (+/-) amended plat and re-subdivision of The Clubdominiums at Ventana Canyon Golf & Racquet Club Units 1-51 and 52-111 for the clubdominiums and associated uses.

Special Area Policy S-2 Catalina Foothills applies to the site and limits the height of structures to 24 feet unless the Board of Supervisors approves an increase. The applicant is proposing a maximum height of 30 feet, captured as part of the amended rezoning condition #21 to allow for clubdominiums and single-family residential uses.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	SR	Golf Course
South:	TR	Associated Recreational Uses for Ventana Canyon Golf & Racquet
East:	SR	Golf Course/Residential
West:	TR	Clubdominiums/Club House

STAFF REPORT

The applicant's request is for a modification of rezoning condition #21 to allow for single-family residential uses and is not considered a substantial change as there have been established, approved residential uses of the subject property.

History

The original 1983 rezoning encompassed 682 acres approved by the Board of Supervisors November 1, 1983 and included rezoning condition #21 that prohibited apartment uses. An amendment to the condition was approved December 18, 1984 which determined that the intent of the original approval was for clubdominium uses only within the TR portion of the rezoning site. At the time, the process for obtaining an Ordinance for portions of the rezoning were completed by the submittal and approval of a subdivision plat and/or development plan demonstrating compliance

with the rezoning conditions. An Ordinance for the specific area of the rezoning would then go before the Board of Supervisors for adoption. A subdivision plat for The Clubdominiums at Ventana Canyon Golf and Racquet Club, Units 1-51 was approved March 19, 1985 and Ordinance 1985-73 was adopted May 7, 1985 for 13.64 acres which included a portion of the 2.4-acre subject area. A 60-unit planned expansion to "The Clubdominiums" was proposed. There was strong neighborhood objection to the expansion and as a result, a request for an interpretation of rezoning condition #21 for the "clubdominium" use was made and in 1996. The Chief Zoning Inspector gave an interpretation that the expansion of the "clubdominiums" within the TR zoned area did not constitute a change of use. The interpretation was appealed to the Board of Adjustment and the Board overturned the Chief Zoning Inspector's interpretation in September of 1996. The Board of Adjustment's decision was appealed to Superior Court and the Chief Zoning Inspector's interpretation was ultimately upheld. A subdivision plat, The Clubdominiums at Ventana Canyon Golf and Racquet Club, Units 52-111 was approved October 21, 1997 for the 60-unit expansion and Ordinance 1997-81 was adopted by the Board of Supervisors for the remaining 4.72 acre TR rezoning area totaling the approximate 18-acre portion of the rezoning.

Analysis

The subject property is located approximately one-fourth of a mile northeast of North Kolb Road and East Ventana Canyon Drive at the base of the Santa Catalina Mountains surrounded by the Ventana Canyon Golf Course and Racquet Club in a pristine area approximately one mile south and one mile east of the Coronado National Forest. Sensitivity to the natural and built environments has been employed and much of the area has been conserved as natural or enhanced open space which contributes to the uniqueness of the area. Because of the subject property's uniqueness and proximity to the Coronado National Forest, staff supports this proposed modification of rezoning condition #21 to allow for single-family residences as this constitutes a less-intense residential use of the property, meets concurrency, is a compatible use with surrounding area and will have less impact on the prominent views of the scenic mountains. The property will be accessed from the existing developed street, Clubhouse Lane. The residential height is planned for a maximum of 30 feet. The existing subdivision plat for the 60-unit expansion will be re-platted to demonstrate the proposed 14 single-family subdivision lots.

Concurrency

The site meets applicable Concurrency Review Criteria as follows:

CONCURRENCY CONSIDERATIONS		
<i>Department</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Comments</i>
TRANSPORTATION	Yes	No objection, no comment or recommended changes
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection
PARKS AND RECREATION	N/A	No objection
WATER	Yes	Service will be from City of Tucson Water District
SCHOOLS	Yes	No comment but may require a per rooftop fee agreement

Maeveen Marie Behan Conservation Lands System

The site is located outside the Maeveen Marie Behan Conservation Lands System.

TRANSPORTATION REPORT

The Department of Transportation staff has reviewed the request and has no comment.

FLOOD CONTROL REPORT

Regional Flood Control District staff has reviewed the request and has the following comment:

The project is within the Tucson Water Obligated Service Area however is also within one mile of a shallow Groundwater Dependent Ecosystem. Therefore per the Pima Prospects Water Element, the Flood Control District has no objection to the request subject to the addition of rezoning condition #11 I.

WASTEWATER MANAGEMENT REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the request for a modification of rezoning condition #21 of Ordinance No. 1997-81. The subject property is tributary to the Tres Rios Water Reclamation Facility via the Ventana Canyon Interceptor. A preliminary investigation by PCRWRD identified no capacity issues in the downstream public sewer system for the proposed development. Allocation of capacity for this development will be made by the Type III Capacity Response.

The PCRWD has no objection to the proposed modification of rezoning condition #21.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request subject to the addition of rezoning condition #27.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation has no comment.

WATER DISTRICT REPORT

Tucson Water does not take exception to nor has any comment pertaining to the proposed modification of rezoning condition #21.

SCHOOL DISTRICT REPORT

The Catalina Foothills School District has no comment.

FIRE DISTRICT REPORT

Rural Metro Fire District has no comment.




TD/TT/ar
Attachments

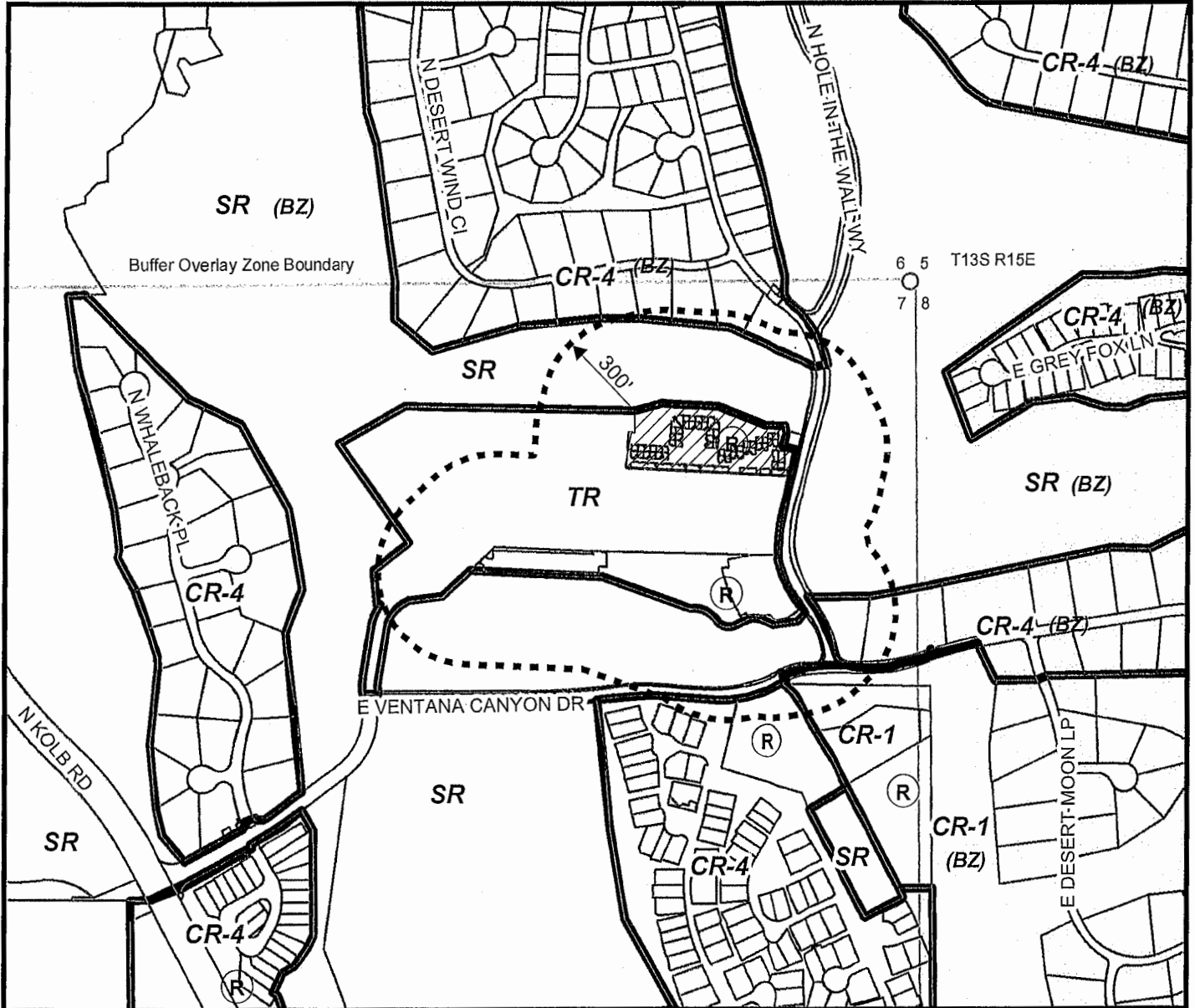
cc: Ventana Canyon Alliance, LLC, Attn: George White, CEO & General Manager, 6200 N.
Club House Lane, Tucson, AZ 85750-1339
The WLB Group, Attn: Robert Longaker, Senior Project Manager, 4444 E. Broadway
Boulevard, Tucson, AZ 85711
Tom Drzazgowski, Chief Zoning Inspector
Co9-83-94 File

Case #: CO9-83-94

Case Name: TRANSAMERICA TITLE #8155 - SUNRISE DRIVE REZONING

Tax Code(s): 114-04-8170 thru 114-04-8770 and Portion of 114-04-8780

-  300' Notification Area
-  Zoning Boundary
-  Buffer Overlay Zone (BZ)



0 220 440 880 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes: **Modification of Rezoning Condition (#21)**

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Board of Supervisors Hearing: 01/22/19

Base Map(s): 80

Map Scale: 1:6,000

Map Date: 12/21/2018 - ds



SITE PLAN INFORMATION

- SITE AREA: 2.4± ACRES
- TYPICAL LOT SIZE: 50' X 100'
- TYPICAL LOT AREA: 5,000 SF
- ZONING: TRANSITIONAL ZONE (TR)
- NUMBER OF LOTS: 14
- DENSITY: 5.8 UNITS / ACRE

LEGEND OF SYMBOLS

- — — — — PROPERTY BOUNDARY
- — — — — LOT LINE

MOUNTAIN GOLF COURSE HOLE #1

THE CONDOMINIUMS AT
VENTANA CANYON GOLF &
RACQUET CLUB

CLUBHOUSE LANE

ENRICHED PAVEMENT

TENNIS COURTS

RECREATIONAL
RESORT POOL

JR. OLYMPIC
SIZE POOL

SIDEWALK

ENTRY MONUMENT TYP.

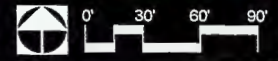
PEDESTRIAN
CONNECTION

HOLE IN THE WALL WAY

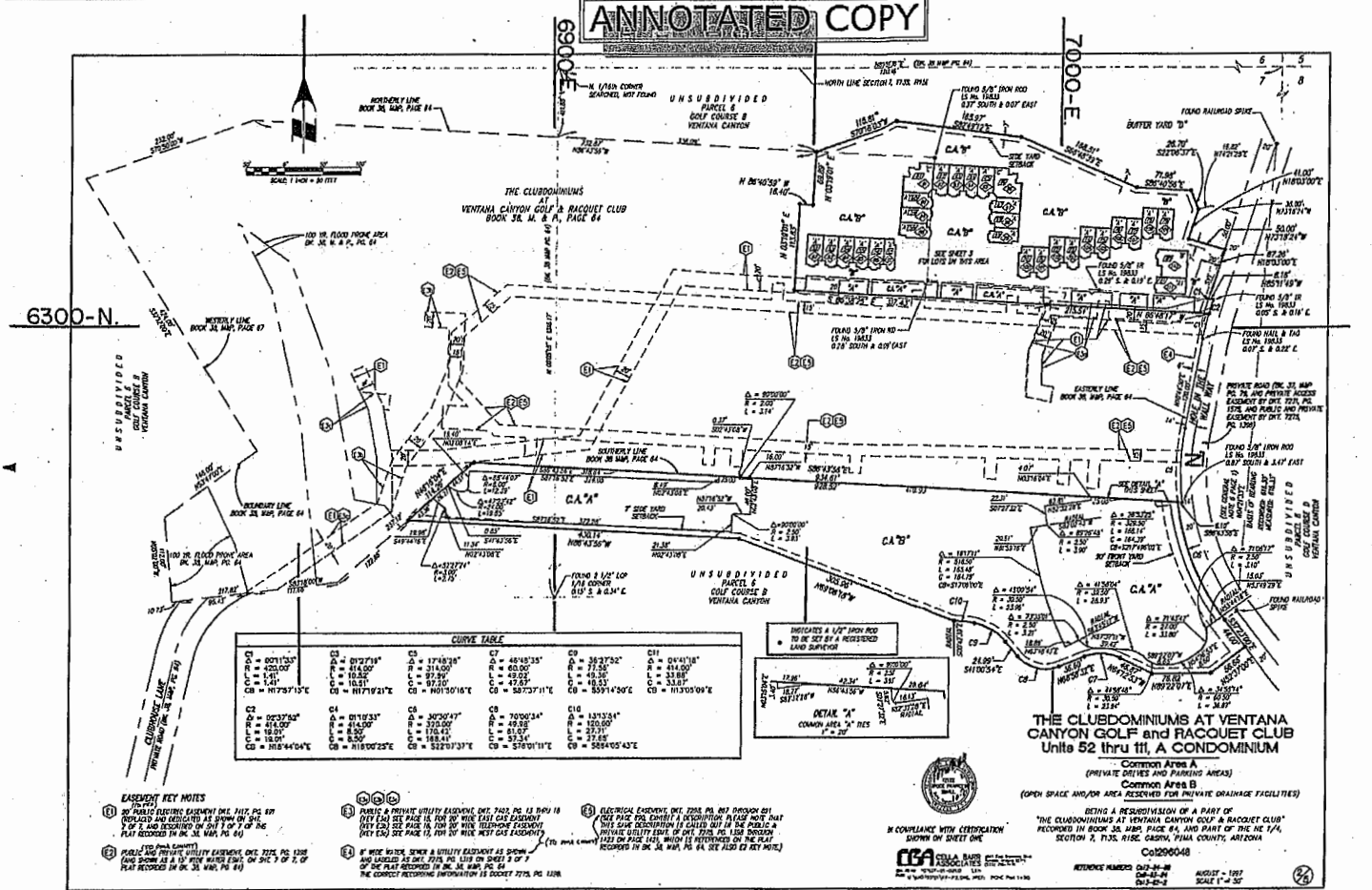
The
WLB
Group

VENTANA VIEW CONCEPTUAL SITE PLAN

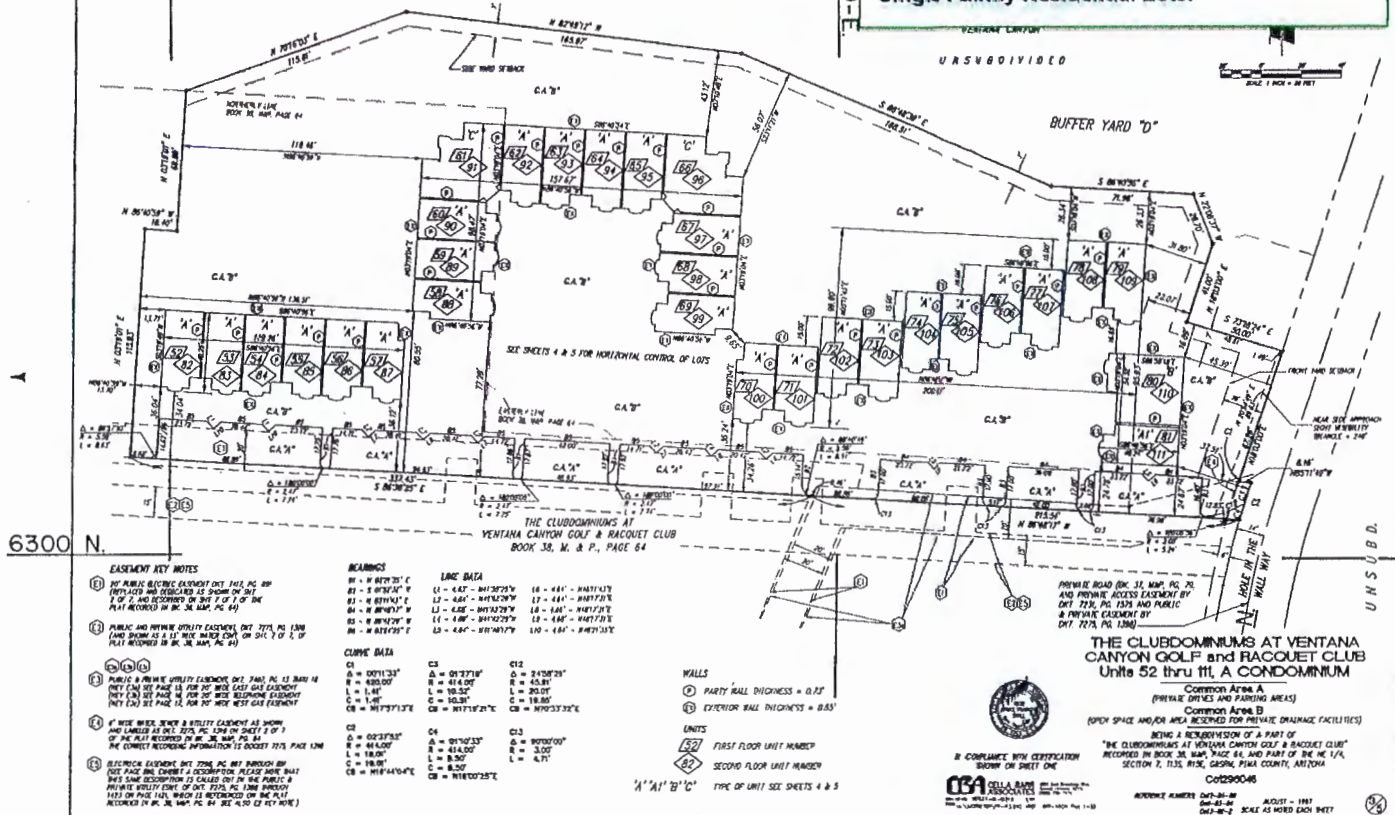
2018.08.22
Aerial Photo Date = 2018
WLB No. 118000-A-169



ANNOTATED COPY



This portion of the plat represents the 2.4 acre area to be re-platted from "Clubdominiums" to Single Family Residential Lots.



- EASEMENT KEY NOTES**
1. 30' PUBLIC UTILITY EASEMENT, DNT. 1115, PG. 130 (AND SHOWN AS A 15' PUBLIC UTILITY EASEMENT ON SHEET 1 OF 2 OF THE PLAT RECORDED IN BK. 38, MAP. PG. 64)
 2. PUBLIC AND PRIVATE UTILITY EASEMENT, DNT. 7778, PG. 130 (AND SHOWN AS A 15' PUBLIC UTILITY EASEMENT ON SHEET 1 OF 2 OF THE PLAT RECORDED IN BK. 38, MAP. PG. 64)
 3. 4' WIDE WALK, STAIR & UTILITY EASEMENT AS SHOWN AND LABELED AT DNT. 7778, PG. 130 (ON SHEET 1 OF 2 OF THE PLAT RECORDED IN BK. 38, MAP. PG. 64) THE CORRECT RECORDING INFORMATION IS SHEET 1175, PAGE 120
 4. ELECTRIC EASEMENT, DNT. 7778, PG. 130 (AND SHOWN AS A 15' PUBLIC UTILITY EASEMENT ON SHEET 1 OF 2 OF THE PLAT RECORDED IN BK. 38, MAP. PG. 64) THE CORRECT RECORDING INFORMATION IS SHEET 1175, PAGE 120

ACRABINGS

LINE DATA	ACRABINGS
11 - 4.47' - 84°37'21" N	11 - 4.47' - 84°37'21" N
12 - 4.47' - 84°37'21" N	12 - 4.47' - 84°37'21" N
13 - 4.47' - 84°37'21" N	13 - 4.47' - 84°37'21" N
14 - 4.47' - 84°37'21" N	14 - 4.47' - 84°37'21" N
15 - 4.47' - 84°37'21" N	15 - 4.47' - 84°37'21" N
16 - 4.47' - 84°37'21" N	16 - 4.47' - 84°37'21" N
17 - 4.47' - 84°37'21" N	17 - 4.47' - 84°37'21" N
18 - 4.47' - 84°37'21" N	18 - 4.47' - 84°37'21" N
19 - 4.47' - 84°37'21" N	19 - 4.47' - 84°37'21" N
20 - 4.47' - 84°37'21" N	20 - 4.47' - 84°37'21" N

CURVE DATA

CS	CS	CS
CS = 00°11'33"	CS = 01°37'19"	CS = 24°38'23"
R = 435.00'	R = 414.00'	R = 45.81'
L = 1.41'	L = 10.33'	L = 20.00'
C = 1.41'	C = 10.33'	C = 18.85'
CB = 81°17'13"E	CB = 81°17'13"E	CB = 81°17'13"E

- WALLS**
1. PARTY WALL THICKNESS = 0.25'
 2. EXTERIOR WALL THICKNESS = 0.85'
- UNITS**
1. FIRST FLOOR UNIT NUMBER
 2. SECOND FLOOR UNIT NUMBER
- 'A' 'A1' 'B' 'C'

IN COMPLIANCE WITH CERTIFICATION
SHOWN ON SHEET ONE

CSA
CELLA RAMP
PROFESSIONAL
REGISTERED PROFESSIONAL
11/11/1987 - 11/11/2017
11/11/1987 - 11/11/2017
11/11/1987 - 11/11/2017

THE CLUBDOMINIUMS AT VENTANA CANYON GOLF & RACQUET CLUB
Units 52 thru 111, A CONDOMINIUM

Common Area A
(PRIVATE OFFICES AND PARKING AREAS)

Common Area B
(OPEN SPACE AND/OR AREA RESERVED FOR PRIVATE DRAINAGE FACILITIES)

BEING A RECONVECTION OF A PART OF
"THE CLUBDOMINIUMS AT VENTANA CANYON GOLF & RACQUET CLUB"
RECORDED IN BOOK 38, MAP, PAGE 64, AND PART OF THE NE 1/4,
SECTION 7, T13S, R13E, GRADU, PINK COUNTY, ARIZONA

C0259048

REFERENCE NUMBER: DNT-24-18
DNT-24-18
DNT-24-18

ADJUST - 1987
DNT-24-18
DNT-24-18

SCALE AS SHOWN EACH SHEET



Land Use Legend and Map

Medium Intensity Urban (MIU)

Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.

- Residential Gross Density: Minimum- 5 RAC; Maximum- 13 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 10 RAC

Low Intensity Urban (LIU)

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

Low Intensity Urban 1.2 (LIU-1.2)

- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC; 2.5 RAC with 45 percent open space; or 4 RAC with 60 percent open space
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC; 2 RAC with 50 percent open space

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: CML

DEPUTY RECORDER
1951 RDOA

PO230
PIMA CO CLERK OF THE BOARD



DOCKET: 10666
PAGE: 1079
NO. OF PAGES: 6
SEQUENCE: 97182213
11/05/97
ORDIN 15:12:00

TUCSON AZ 85701

PICKUP
AMOUNT PAID \$ 3.50

ORDINANCE 1997- 81

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING PROPERTY (TAX CODES 114-04-6700 AND A PORTION OF 6750) IN CASE Co9-83-94 TRANSAMERICA TITLE #8155 - SUNRISE DRIVE REZONING; LOCATED ON THE NORTH SIDE OF SUNRISE DRIVE, THE SOUTH SIDE OF THE CORONADO NATIONAL FOREST, AND EAST SIDE OF THE WILMOT ROAD ALIGNMENT, AND THE WEST SIDE OF THE INDIAN TRAIL ALIGNMENT, AMENDING PIMA COUNTY ZONING MAP NO. 80.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

Section 1. The 4.72 acres described on the attached rezoning ordinance map, which amends Pima County Zoning Map No. 80, are hereby rezoned from SR to TR.

Section 2. Rezoning Conditions.

1. Submittal of a complete hydraulic and hydrologic drainage report as determined necessary by the Department of Transportation and Flood Control District.
2. Submittal of a development plan if determined necessary by the appropriate County agencies.
3. Dedication of necessary right-of-way for roads and drainage by separate instrument if the property is not to be subdivided.
4. Recording an acceptable plat which will provide for dedication of necessary rights-of-way for roads and drainage if the property is to be subdivided.
5. Recording a covenant holding Pima County harmless in the event of flooding.
6. Conformance with County paving policies as determined appropriate by the Department of Transportation and Flood Control District.
7. Recording the necessary development related covenants as determined appropriate by the various County agencies.
8. Provision of development related assurances as required by the appropriate agencies.
9. Wastewater Management Conditions:
 - A. A suitable arrangement with Pima County Wastewater Management Department regarding sanitary facilities.
 - B. A Sewer Basin Study may be required.

7A
6

- C. The outfall sewer may have to be oversized based on basin flow calculations.
- D. Sewers within the development may have to be oversized for flow-through requirements.
- E. Augmentation of a downstream system may be required.
- F. Any industrial waste discharged into the public sanitary sewerage system shall meet the requirements of Pima County Ordinance No. 1982-154, as amended.
- G. An Industrial Wastewater Discharge Permit may be required prior to the issuance of a building permit.

10. Transportation Conditions:

- A. Dedication of 90-foot wide full right-of-way, along with 30-foot wide slope easements on either side of the full right-of-way, for Kolb Road extension through the subject property.
- B. Construction of four-lane wide Kolb Road extension between the west boundary of the property and Sunrise Drive to applicable Pima County standards for major collectors. The design and construction shall need full approval of the Pima County Department of Transportation and Flood Control District. Staging of these improvements to be approved by Pima County prior to any tentative plat or development plan submittals.
- C. Dedication of a total of 75 feet wide half right-of-way for the north half of Sunrise Drive adjoining the subject property.
- D. Provision of all improvements on Sunrise Drive, adjoining the property, determined necessary by the Department of Transportation and Flood Control District.

11. Flood Control Conditions:

- A. The petitioner must sign covenants stating that no structures shall be constructed within the natural 100-year flood plain as determined by a hydraulic and hydrologic report.
- B. The petitioner should sign covenants stating that drainage will not be altered, disturbed or obstructed without approval from Pima County Flood Plain Board.
- C. The submittal of a comprehensive drainage plan to Pima County's Flood Control District for approval. This comprehensive drainage plan should include but not be limited to the following:
 - 1) An analysis of existing onsite and downstream drainage conditions and structures.
 - 2) An analysis of the affect the proposed developments(s) will have on onsite and downstream conditions and structures. This analysis must provide special emphasis on anticipated changes to the 100 year water

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surface elevations and discharge velocities.

- 3) A discussion concerning how the developer plans to handle onsite detention/retention, specifically with regards to the transfer of detention from one basin to another and the location of the detention basins.
 - 4) A time table for the phasing of the projects and for specific drainage improvements required for the development of said project.
 - 5) Submittal and approval of this master drainage plan will be required either before the submittal of a tentative plat or before the petitioner receives a zoning ordinance for any portion of this property, whichever comes first.
- D. Provision of all necessary drainage improvements, including, but not limited to, channelization and flood detention measures, shall be the responsibility of the property owner and are subject to approval of Pima County's Flood Control District.
- E. Any channelization or encroachment would have to be planned such that it would terminate at a logical conclusion which would create no adverse flood conditions to adjoining properties, such as diverting flow, concentrating flow, or increasing the flooding potential.
- F. The petitioner must dedicate all rights-of-way or grant flowage easements for drainage to Pima County, as determined necessary by Pima County Flood Control District.
- G. Since the property lies within a critical basin, the petitioner must comply with the conditions and restrictions as stated in the Flood Plain Management Ordinance.
- H. Building setbacks from channels may be required as determined appropriate by the Pima County Engineer.
12. Adherence to the conceptual site plan and applicable policies of the Catalina Foothills Area Plan.
 13. Density limited to 1,298 units, not including the TR areas at Kolb Road and Sunrise Drive.
 14. Provision of a two-residence per acre, single family buffer in the CR-4 area west of the ridgeline. Preservation of view corridors in the two washes north of the ridgeline.
 15. Provision of a 40-foot setback and acceptable landscaped buffer north and west of Indian Trails Estates. Development of offices at the northeast corner of Kolb Road and Sunrise Drive to be restricted to two stories.
 16. Submittal and approval of a saguaro preservation plan in the CR-4 block adjacent to Wilmot Road alignment.
 17. Submittal and approval of a pedestrian and bikeway access plan for residential blocks adjacent to Kolb Road.
 18. CR-1 rear, side and front yard setbacks be provided for lots along the edge of the property abutting Cimmarron Foothills Estates.
 19. Kolb Road shall be a public thoroughfare and the Director of Transportation is instructed to insure that the maximum public

safety be guaranteed with the construction.

20. With the exception of the buffer areas between Indian Trails and Cimmarron, that the 20 foot height restriction is waived and the normal height restriction of 30 feet is reinstated.
21. TR in clubdominium area, is restricted to clubdominiums.
22. Public access shall be granted to Ventana Canyon and the Estes Company is instructed to work with Trails Access Committee and Pima County Attorney's Office in order to insure that temporary access is granted until the western edge of the property can be opened. In any future development by the Estes Company in the area, they shall continue to grant public access to Ventana Canyon.
23. Owner/Developer(s) shall adhere to all policies, standards and ordinances that are in effect during the plan review process.
24. Dedication to provide for an ultimate 100-foot north half right-of-way for Sunrise Drive on the portion of property west of Kolb Road.
25. Receipt of a letter of credit for \$70,000 within two weeks of November 28, 1988. The \$70,000 will be made available to Pima County upon completion of the Kolb-Sunrise intersection improvements.
26. The two-inch asphaltic concrete overlay of Kolb Road shall be provided when deemed necessary by Pima County Department of Transportation and Flood Control District.

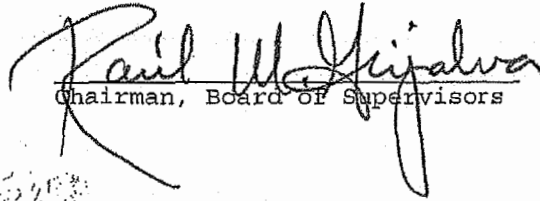
Section 3. Time limits, extensions and amendments of conditions.

1. Conditions 1 through 26 shall be satisfied by November 1, 1997.
2. The time limit may be extended by the Board of Supervisors by adoption of a resolution in accordance with Chapter 18.91 of the Pima County Zoning Code.
3. No building permits shall be issued based on the rezoning approved by this Ordinance until conditions 1 through 26 are satisfied and the Planning Official issues a Certificate of Compliance.
4. The rezoning conditions of Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

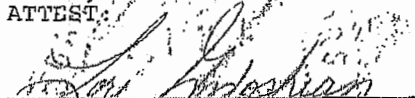
Section 5. The effective date of this Ordinance shall be on the date of signing of this Ordinance by the Chairman of the Board of Supervisors.


Passed and adopted by the Board of Supervisors of Pima County,
Arizona, this twenty-first day of October, 1997.


Chairman, Board of Supervisors

OCT 21 1997
Date

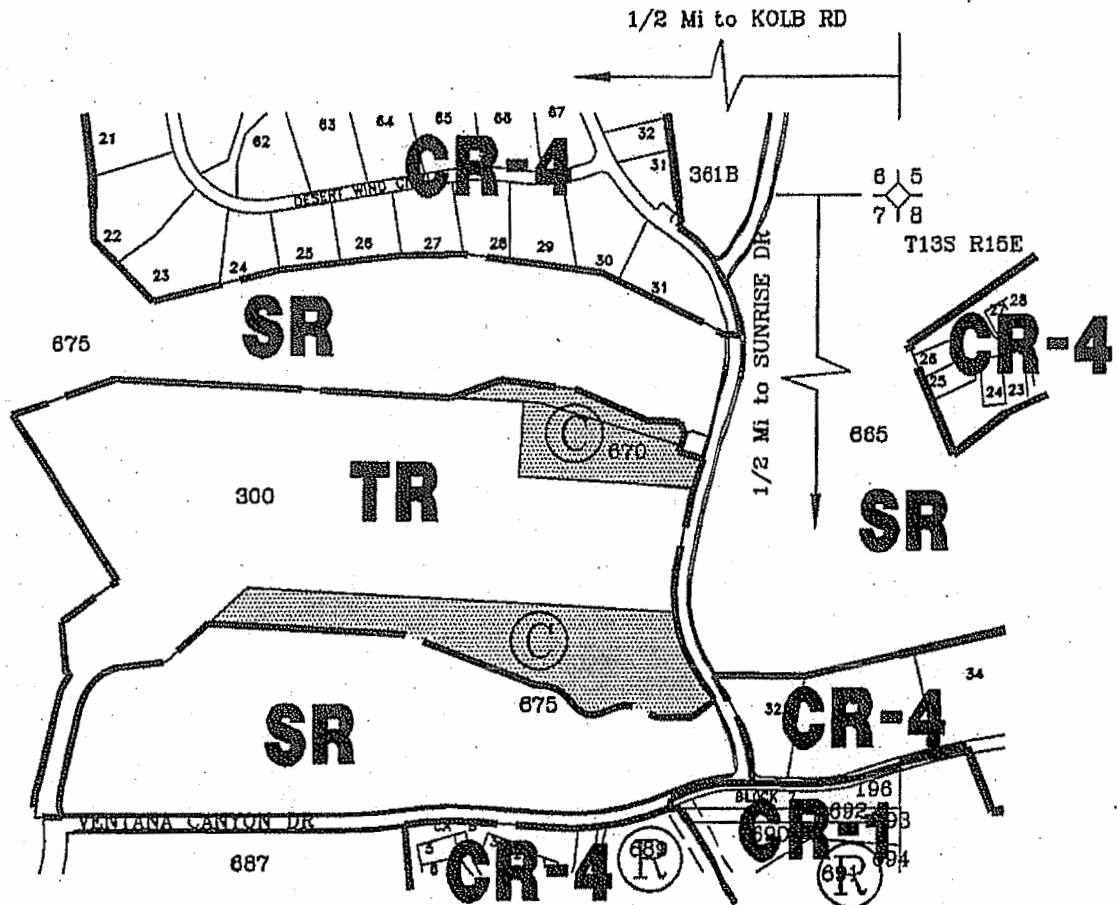
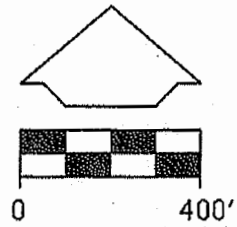
ATTEST:


Clerk, Board of Supervisors


Executive Secretary
Planning and Zoning Commission

AMENDMENT NO. 37 BY ORDINANCE NO. 1997-81
 TO PIMA COUNTY ZONING MAP NO. 80 TUCSON, AZ.
 PARCEL 6700 AND PORTION OF PARCEL 6750 BEING A PART
 OF THE NE 1/4 OF THE NE 1/4 OF SEC 7, T13S R15E.

ADOPTED 10-21-97 EFFECTIVE 10-21-97



[Signature]
 EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
 FROM SR 4.72 ac±
 sp-SEPTEMBER 19, 1997

CO9-83-94
 CO12-96-48
 114-04-6700
 114-04-6750(portion)

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 99901

December 13, 2018



Mr. Chris Poirier
Mr. Tom Drzazgowski
Pima County Development Services
201 N Stone Ave,
Tucson, AZ 85701

Re: Ventana Canyon 2.446 Acres, Pima County Arizona

Dear Mr. Poirer and Mr. Drzazgowski,

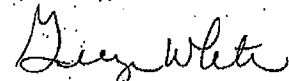
This is a request for a modification of rezoning condition specific to the 2.446-acre property as shown on The Clubdominiums at Ventana Canyon Golf and Racquet Club Units 52 Thru 111, A Condominium Plat (MP 50055). We request that Rezoning Condition 21 in Ordinance 1997-81 be modified as follows:

Zoning Condition 21. TR in Clubdominium area is restricted to Clubdominiums and/or single family residential.

Please note that we are not requesting a change of zoning on this property and that this request is specific only to the property described in this letter. It is our understanding that this will be placed on the Board of Supervisors calendar on January 21, 2019. We authorize William Viner with Pepper Viner Investment Company II, LLC and Rob Longaker with WLB Engineering to represent us in this matter with Pima County. Attached is the concept plan for single family development. Please let us know if you need additional information.

We appreciate your attention and cooperation in this matter.

Sincerely,


George White

George White | CEO & General Manager
Ventana Canyon Golf & Racquet Club
6200 N. Clubhouse Lane | Tucson, AZ 85750
Direct: 520.577.4004 | Fax: 520.577.4074