BOARD OF SUPERVISORS AGENDA ITEM REPORT



Requested Board Meeting Date: May 21, 2019

Title: P19CU00005 EL CORTIJO LLC - S. OLD SPANISH TRAIL MINOR RESORT

Introduction/Background:

This is an application for a Type II Conditional Use Permit for a minor resort. The proposed is a 19.26 acre minor resort to cater to bicyclists (a "bike ranch"). The applicant has proposed 49 guest rooms, with an overall total of 33 buildings. Tucson is a highly-ranked bicycling city and year-round cycling destination and the proposed resort would be located in proximity to popular local biking destinations

Discussion:

A minor resort is permitted in the SR zone as a Type II Conditional Use, intended to meet lodging, convention and recreational needs of short-term visitors. The proposed resort is located just outside of Sagauro National Park East, and is within the Buffer Overlay Zone (BOZ) and subject to the requirements of the ordinance. The resort will preserve at least thirty percent of the site as natural open space (NOS) to facilitate wildlife movement across the property; the resort will also meet design performance standards, such as setbacks for structures, building color, fencing, lighting, and landscaping.

Conclusion:

The resort meets the Minor Resort Regulations for 10-acre minimum site area and 49-guest room maximum. All performance standards are noted on the BOZ Compliance Map submitted with the Preliminary Development Plan and will be part of the commercial Development Plan for the resort. The applicant has met the requirements of the various chapters of the Zoning Code and has made an effort to communicate and work with neighbors and stakeholders.

Recommendation:

Staff and the Hearing Administrator recommend approval of the Type II Conditional Use for a minor resort subject to standard and special conditions.

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Fiscal Impact:

Board of Supervisor District:									
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Department	: Development S	ervices, Planning I	Telephone: 520-724	-8800					
Contact: Mark Holden, Principal Planner Telephone: 520-724-6619									
Department Director Signature/Date:									
Deputy Cou	nty Administrato	Signature/Date:	Ce-		4/30/19	······································			
County Adm	ninistrator Signati	ure/Date:	Ad	luttary	5/1/19				



TO: Honorable Steve Christy, Supervisor, District #4

DATE: April 18, 2019

SUBJECT: <u>P19CU00005</u> <u>EL CORTIJO LLC – S. OLD SPANISH TRAIL</u> (Conditional Use – Type II – Minor Resort)

The above referenced Conditional Use Permit is within your district and scheduled for the Board of Supervisors' **TUESDAY**, May 21, 2019 hearing.

- **REQUEST:** Conditional Use Minor Resort
- OWNER: El Cortijo LLC 1400 N. Smokey Springs Rd. Tucson, AZ 85749-9398
- AGENT: Michael Marks, MJM Consulting 6401 E. Shepherd Hills Dr. Tucson, AZ 85710

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DISTRICT:

STAFF CONTACT: Mark Holden, Principal Planner

PUBLIC COMMENT TO DATE: Public comment has been robust with concerns related to change in the use on the property, traffic in the neighborhood and region, surrounding residential property values, effect of two-story development on viewsheds (into and from within Saguaro National Park), changes in zoning, precedent for new commercial development in the area, wildlife habitat and corridors, and effects on neighboring Saguaro National Park. Additional letters of opposition and support have been received. They have been submitted to the record and made a part of this Board of Supervisors packet.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

STAFF RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS): The subject property is outside of the MMBCLS.

TD/NC/ar Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P19CU00005

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FOR MAY 21, 2019 MEETING OF THE BOARD OF SUPERVISORS

- TO: HONORABLE BOARD OF SUPERVISORS
- FROM: Chris Poirier, Planning Official (Om MacGous) Public Works-Development Services Department-Planning Division

DATE: April 18, 2019

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT

P19CU00005 EL CORTIJO LLC – S. OLD SPANISH TRAIL

Request of El Cortijo, LLC, represented by Mike Marks, for a Type II Conditional Use Permit for a minor resort in the SR (Suburban Ranch) zone, located at 3700 S. Old Spanish Trail. Staff and the Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.** (District 4)

Summary of the Hearing Administrator Meeting (April 4, 2019)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on April 4, 2019. The owner's representative, Mr. Michael Marks of MJM Consulting, presented the case to the satisfaction of the hearing administrator and fully answered his various questions.

A rough head count indicates that approximately one hundred seventy-five (175) members of the public attended the hearing, thirty-three (33) of whom chose to speak on the matter. Five (5) speakers expressed support of the request, with the remaining twenty-eight (28) expressing opposition in one form or another. The hearing lasted approximately three and one-half hours.

Many of the speakers in opposition expressed a unilateral and outright rejection of the request. Most of the others in objection stated more specific reasons for their position, the primary ones of which were:1) a perceived negative and potentially devastating impact upon Saguaro National Park, its resources, and its visitor experience; 2) the belief that the proposed minor resort will destroy the low-density residential lifestyle and personality of the surroundings; 3) the belief that the introduction of a new non-residential/commercial use into the existing low-density residential and national park context will set a precedent for the inevitable introduction of many unwanted commercial enterprises into the area, thus wholly transforming its entire character; 4) concerns regarding safety on the

P19CU00005

adjacent roadways due to the mixing of existing high-speed vehicular traffic with an increased volume of bicyclists; 5) noise and general nuisance from resort guests, commercial trash collection, maintenance vehicles, etc.; and 6) destruction of wildlife and obstruction of their primary movement corridors.

Speakers in support stressed the fact that Tucson has established itself as an international cycling destination and that the proposed facility would further build this reputation and provide expanded cycling opportunities for both visitors and local enthusiasts.

Staff indicated that, prior to the hearing, approximately 155 letters of opposition had been received and 53 letters of support. Additional letters of objection were also submitted at the hearing, together with multiple pages of petition signatures (in opposition), a rough count of which yields approximately three hundred (300) signatures. Staff has not completed a detailed analysis of the signatures nor determined whether duplicates, etc. may be contained therein.

After hearing all of the above and thanking all in attendance for their testimony, the Hearing Administrator closed the public hearing.

After having visited and walked the subject property several times prior to the April 4, 2019 public hearing, after contemplating the facts and the testimony presented at same, and after having subsequently read and contemplated the written correspondence and documents that were entered into the record at the hearing, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit to operate a minor resort, subject to the *Special Conditions* below. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

The *Special Conditions* recommended below utilize those offered by the Development Services Department (DSD) in its staff report, but have been materially modified and significantly amended by the Hearing Administrator to suitably address a larger universe of pertinent issues:

- 1. This approved conditional use permit is for a "bike ranch" minor resort only, as described in the applicant's submittal materials, together with those related functions as articulated therein, to include to the proposed casitas, a bike rental, repair & sales shop, café, fitness classes, performance training/instruction, meeting rooms and any ancillary activity not specifically mentioned here but which is in keeping with the project's focus, purpose, and operations. No other more intensive commercial uses are permitted or implied.
- 2. The resort's bike rental/repair & sales shop and café will be open to the public. The fitness classes and performance training/instruction will be for resort guests only.
- 3. The development shall comply with all Suburban Ranch (SR) zone development standards per Sec. 18.17.040), all Buffer Overlay Zone Ordinance performance requirements (including lighting) per Sec. 18.67.050, and all Minor Resort Regulations per Sec. 18.07.030.F).
- 4. The 19.26-acre minor resort site shall be divided as a separate, stand-alone parcel. No further lot split or subdividing of the minor resort site is allowed without the written approval of the Board of Supervisors.

- 5. The development shall substantially conform with the *Preliminary Development Plan* accompanying the applicant's submittal package and as presented at public hearing.
- 6. A formal Development Plan in accordance with Zoning Code Chapter 18.71 is required, which shall clearly demonstrate satisfaction of all Code requirements delineated in *Special Condition No. 3* above, as well as the additional items below as appropriate.
- 7. A minimum of fifty percent (50%) of the site shall be open space, a minimum thirty percent (30%) of which shall be natural open space. The remaining twenty percent (20%) may be comprised or natural or functional open space, the latter of which can include areas which are graded and landscaped, pedestrian ways, outdoor gathering areas, etc. Compliance with these open-space prescriptions shall be demonstrated on the required Development Plan.
- 8. All structures and the septic system(s) and leach field(s) shall be located outside regulatory floodplains and any associated Erosion Hazard Setbacks.
- Private vehicles shall be confined to the proposed parking lot as shown on the *Preliminary* Development Plan, together with the on-site, north-south driveway from which the parking lot derives its access. The only vehicular traffic allowed west of the parking lot shall be for fire/emergency vehicles and for project service & maintenance vehicles (including motorized shuttles to ferry guests to and from their lodging).
- 10. The project's northern driveway entry onto Old Spanish Trail is for emergency access purposes only and will physically prevent use by private vehicles. The specific method of access control for this purpose (e.g. gate or chain system) will be detailed on the required Development Plan and will be reviewed by staff at that time for proper signage and turn-around provisions.
- 11. As part of the aforementioned Development Plan review process, a Tier One Traffic Impact Study (TIS) will be submitted and reviewed by the Department of Transportation to identify any associated impacts to street improvements within the Pima County right-of-way. The TIS shall not only evaluate vehicular impacts, but bicycle and pedestrian impacts as well. Any required mitigation and/or new improvements needed to address the development's impacts shall be constructed by the developer at their expense.
- All parking pertaining to the minor resort, its various functions and/or events shall occur onsite. No on-street parking for the resort is allowed within the public rights-of-way of Old Spanish Trail or Escalante Road.
- 13. The following height limits shall apply: 1) the two-story bike barn building is limited to thirty feet (30'); 2) the one-story ranch house is limited to twenty-four feet (24'); 3) the two-story casitas structures are limited to twenty-five feet (25'); and 4) all other one-story buildings (including the casitas) are limited to no more than twenty feet (20').
- 14. The development shall adhere to the "Bike Ranch Design Guidelines" as offered by the applicant and which, by this reference, are made a material part of this conditional use permit. Same have been attached to this memorandum and shall be considered a formal component of these *Special Conditions*. The Development Services Department shall

confirm compliance with the design guidelines as part of the building permit review process.

- 15. No outdoor amplification of sound or any public-address system is allowed. All outdoor activities shall be exclusively acoustic in nature, including music, outdoor gatherings, instruction, etc.
- 16. The resort shall operate a private van/shuttle system for its guests to provide an alternative mode of transportation to and from Tucson International Airport (TIA) and other destinations within the metropolitan area.
- 17. 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/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. 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.

TD/NC/ar Attachments

cc: El Cortijo LLC, 3700 S. Old Spanish Trail, Tucson AZ 85730 Michael Marks, MJM Consulting, 6401 E. Shepherd Hills Dr., Tucson, AZ 85710 Carla Blackwell, Director Pima County Development Services Chris Poirier, Planning Official Pima County Development Services Tom Drzazgowski, Chief Zoning Inspector Pima County Development Services Mark Holden, Principal Planner Pima County Development Services Nick Coussoulis, Planner Senior Pima County Development Services P19CU00005 File



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

P19CU00005

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FOR BOARD OF SUPERVISORS MAY 21, 2019 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: April 12, 2019 [minor staff administrative edits – April 15, 2019]

DOCUMENT: <u>P19CU00005</u>

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Request of El Cortijo, LLC, represented by Mike Marks, for a **Type II Conditional Use Permit** for a minor resort in the SR (Suburban Ranch) Zone, on property located at **3700 S. Old** Spanish Trail. (District 4)

CASE BACKGROUND AND PARTICULARS

The applicant proposes to construct and operate a minor resort, which has become colloquially known as the "Bike Ranch", on 19.26 acres located on S. Old Spanish Trail just north of its intersection with E. Escalante Road. The Resort would contain forty-nine (49) one and two-story casita lodging units for visitors, together with a complement of related uses, including a bike rental, repair & sales shop and café that would all be open to the public, together with fitness classes and performance training/instruction that would be available for resort guests only. The applicant indicates an intention to pursue LEED certification for the project.

SUMMARY OF THE HEARING ADMINISTRATOR MEETING

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on April 4, 2019. The owner's representative, Mr. Michael Marks of MJM Consulting, presented the case to the satisfaction of the hearing administrator and fully answered his various questions.

A rough head count indicates that approximately one hundred seventy-five (175) members of the public attended the hearing, thirty-three (33) of whom chose to speak on the matter. Five (5) speakers expressed support of the request, with the remaining twenty-eight (28) expressing opposition in one form or another. The hearing lasted approximately three and one-half hours.

Many of the speakers in opposition expressed a unilateral and outright rejection of the request. Most of the others in objection stated more specific reasons for their position, the primary ones of which were: 1) a perceived negative and potentially devastating impact upon Saguaro National Park, its resources, and its visitor experience; 2) the belief that the proposed minor resort will destroy the low-density residential lifestyle and personality of the surroundings; 3) the belief that the introduction of a new non-residential/commercial use into the existing low-density residential and national park context will set a precedent for the inevitable introduction of many unwanted commercial enterprises into the area, thus wholly transforming its entire character; 3) concerns regarding safety on the adjacent roadways due to the mixing of existing high-speed vehicular traffic with an increased volume of bicyclists; 4) noise and general nuisance from resort guests, commercial trash collection, maintenance vehicles, etc.; and 5) destruction of wildlife and obstruction of their primary movement corridors.

Speakers in support stressed the fact that Tucson has established itself as an international cycling destination and that the proposed facility would further build this reputation and provide expanded cycling opportunities for both visitors and local enthusiasts.

Staff indicated that, prior to the hearing, approximately 155 letters of opposition had been received and 53 letters of support. Additional letters of objection were also submitted at the hearing, together with multiple pages of petition signatures (in opposition), a rough count of which yields approximately three hundred (300) signatures. Staff has not completed a detailed analysis of the signatures nor determined whether duplicates, etc. may be contained therein.

After hearing all of the above and thanking all in attendance for their testimony, the Hearing Administrator closed the public hearing.

Subsequent to the hearing, staff forwarded to the Hearing Administrator copies of all letters and documents that were entered into the record at the public hearing, together with supplemental letters that were submitted after the hearing. In total, the submitted materials comprised nearly four hundred pages. Same were duly read and contemplated in the decision rendered below.

HEARING ADMINISTRATOR'S COMMENTS

The following comments are offered so that all readers understand the basic framework and rationale which underlies the Hearing Administrator's recommendation rendered below, and to ensure that there is no ambiguity in interpreting that which follows. In a case like this that, despite its current revised form, still remains as controversial and as polarizing as this one, the Hearing Administrator believes he is duty-bound to clearly state his position and stance on multiple issues that have been repeatedly raised and which are at the center of the matter for many. With that in mind, the following are asserted:

• This Hearing Administrator does not embrace the notion that the only land use which is acceptable and appropriate at this location adjacent to Saguaro National Park East (SNPE) is low-density residential comparable to that which is already in place. To the

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contrary, the Hearing Administrator believes that several alternative uses could not only be acceptable and appropriate at this location, but even be complementary, beneficial and symbiotic to SNPE, as long as they are thoughtfully and sensitively designed and are in accordance with all prescriptions of the Buffer Overlay Zone Ordinance (Section 18.67.050).

- This Hearing Administrator does not embrace the notion that the use as proposed is, and will be, inherently and irreparably harmful to the character and function of Saguaro National Park East, and even more strongly dismisses the notion the proposed use will irreversibly damage (or, in the eyes of some, even destroy) same. To the contrary, the Hearing Administrator believes that the proposed use is one of those, alluded to above, that can actually be complementary to and symbiotic with SNPE.
- This Hearing Administrator does not embrace the notion that approving this request creates a damaging precedent that will inevitably and automatically open the door to manifold undesirable non-residential and commercial uses in and around Saguaro National Park East. Every conditional use permit and/or rezoning request is evaluated on a case-by-case basis in light of the specific circumstances that frame it and the particular context in which it is located. Stating that approval of the present case is an automatic path to future convenience stores, gas stations and national chains is a specious claim.
- This Hearing Administrator does not embrace the notion that the minor resort requested here is nothing more than an intensive, bustling commercial hotel in disguise. The proposed use is no more a conventional hotel than is Canyon Ranch, Miraval Resort, or Tanque Verde Guest Ranch, all of which provide lodging to a specialized clientele in a quiet, low-key setting that promotes their mission and respects nearby natural beauty.
- This Hearing Administrator does not embrace the notion that the proper decision here is one that should be driven by the raw size or vocal nature of one side versus the other. It is not a policy decision best made by straw poll or mere head count. It is one wherein a reasoned consideration of adopted Pima County policies and goals is appropriate, together with a willingness to consider proposals that build positively upon Tucson's past while embracing and nurturing new opportunities for its future.

In rendering a prior recommendation to deny the same petitioner's 2014 request, this Hearing Administrator clearly stated then that the vision behind the proposed use was found to have significant merit. Nothing has changed in this respect. The project as proposed represents an opportunity to further Tucson's growing national and international reputation as a cycling destination, and to do so in bold fashion. This is a positive for our community.

The reasons behind the prior 2014 recommendation of denial focused heavily on the lack of sufficient design detail and restrictions being offered, together with a clear lack of effort with respect to neighborhood and stakeholder outreach. In the current proposal, the Hearing Administrator is satisfied that: 1) the applicant has demonstrated that the required prescriptions of the Buffer Overlay Zone can be met; 2) they have offered additional detail and specific design guidelines to provide a framework for the project's constructed product; 3) they have made a sufficient good-faith effort to engage the surrounding property owners; and 4) have specifically interacted with Saguaro National Park East and, as a result, obtained a letter of support from its Superintendent, constituting a full reversal of the Park's 2014 formal position on the matter.

With all of the above in mind, and after having amply experienced at public hearing the temperament of those who sit in ardent opposition to this project, it is clear to this Hearing Administrator that this is a request where splitting the proverbial baby will simply not work. Opponents have alleged that the developer and their consultant are inflexible to opposition demands. In hearing and reading the extensive testimony of those who oppose, this Hearing Administrator sees no more flexibility on that side of the equation. There is simply precious little middle ground here.

HEARING ADMINISTRATOR'S RECOMMENDATION

After having visited and walked the subject property several times prior to the April 4, 2019 public hearing, after contemplating the facts and the testimony presented at same, and after having subsequently read and contemplated the written correspondence and documents that were entered into the record at the hearing, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit to operate a minor resort, subject to the *Special Conditions* below. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Special Conditions

The *Special Conditions* recommended below utilize those offered by the Development Services Department (DSD) in its staff report, but have been materially modified and significantly amended by the Hearing Administrator to suitably address a larger universe of pertinent issues:

- 1. This approved conditional use permit is for a "bike ranch" minor resort only, as described in the applicant's submittal materials, together with those related functions as articulated therein, to include to the proposed casitas, a bike rental, repair & sales shop, café, fitness classes, performance training/instruction, meeting rooms and any ancillary activity not specifically mentioned here but which is in keeping with the project's focus, purpose, and operations. No other more intensive commercial uses are permitted or implied.
- 2. The resort's bike rental/repair & sales shop and café will be open to the public. The fitness classes and performance training/instruction will be for resort guests only.
- 3. The development shall comply with all Suburban Ranch (SR) zone development standards per Sec. 18.17.040), all Buffer Overlay Zone Ordinance performance requirements (including lighting) per Sec. 18.67.050, and all Minor Resort Regulations per Sec. 18.07.030.F).
- 4. The 19.26-acre minor resort site shall be divided as a separate, stand-alone parcel. No further lot split or subdividing of the minor resort site is allowed without the written approval of the Board of Supervisors.
- 5. The development shall substantially conform with the *Preliminary Development Plan* accompanying the applicant's submittal package and as presented at public hearing.
- 6. A formal Development Plan in accordance with Zoning Code Chapter 18.71 is required, which shall clearly demonstrate satisfaction of all Code requirements delineated in *Special Condition No. 3* above, as well as the additional items below as appropriate.

- 7. A minimum of fifty percent (50%) of the site shall be open space, a minimum thirty percent (30%) of which shall be natural open space. The remaining twenty percent (20%) may be comprised or natural or functional open space, the latter of which can include areas which are graded and landscaped, pedestrian ways, outdoor gathering areas, etc. Compliance with these open-space prescriptions shall be demonstrated on the required Development Plan.
- 8. All structures and the septic system(s) and leach field(s) shall be located outside regulatory floodplains and any associated Erosion Hazard Setbacks.
- 9. Private vehicles shall be confined to the proposed parking lot as shown on the *Preliminary Development Plan*, together with the on-site, north-south driveway from which the parking lot derives its access. The only vehicular traffic allowed west of the parking lot shall be for fire/emergency vehicles and for project service & maintenance vehicles (including motorized shuttles to ferry guests to and from their lodging).
- 10. The project's northern driveway entry onto Old Spanish Trail is for emergency access purposes only and will physically prevent use by private vehicles. The specific method of access control for this purpose (e.g. gate or chain system) will be detailed on the required Development Plan and will be reviewed by staff at that time for proper signage and turn-around provisions.
- 11. As part of the aforementioned Development Plan review process, a Tier One Traffic Impact Study (TIS) will be submitted and reviewed by the Department of Transportation to identify any associated impacts to street improvements within the Pima County rightof-way. The TIS shall not only evaluate vehicular impacts, but bicycle and pedestrian impacts as well. Any required mitigation and/or new improvements needed to address the development's impacts shall be constructed by the developer at their expense.
- 12. All parking pertaining to the minor resort, its various functions and/or events shall occur on-site. No on-street parking for the resort is allowed within the public rights-of-way of Old Spanish Trail or Escalante Road.
- 13. The following height limits shall apply: 1) the two-story bike barn building is limited to thirty feet (30'); 2) the one-story ranch house is limited to twenty-four feet (24'); 3) the two-story casitas structures are limited to twenty-five feet (25'); and 4) all other one-story buildings (including the casitas) are limited to no more than twenty feet (20').
- 14. The development shall adhere to the "Bike Ranch Design Guidelines" as offered by the applicant and which, by this reference, are made a material part of this conditional use permit. Same have been attached to this memorandum and shall be considered a formal component of these *Special Conditions*. The Development Services Department shall confirm compliance with the design guidelines as part of the building permit review process.
- 15. No outdoor amplification of sound or any public-address system is allowed. All outdoor activities shall be exclusively acoustic in nature, including music, outdoor gatherings, instruction, etc.
- 16. The resort shall operate a private van/shuttle system for its guests to provide an alternative mode of transportation to and from Tucson International Airport (TIA) and other destinations within the metropolitan area.
- 17. 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/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. 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.

REOUIRED STANDARDS AND FINDINGS

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

1. It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.

The Pima County Comprehensive Plan designates this site as *Resource Sensitive (RS)*, the purpose of which is to, "designate key larger parcels and land holdings with environmentally sensitive characteristics in close proximity to public preserves or other environmentally sensitive areas. Development of such land shall emphasize design that blends with the surrounding natural desert and provides connectivity to environmentally sensitive linkages in development areas." The entire one-mile area between S. Old Spanish Trail and the Melpomene Road alignment carries this same designation as a buffer to Saguaro National Park East.

It is the Hearing Administrator's finding that the proposed minor resort is consistent with the Resource Sensitive (RS) designation as long as it is designed, constructed and operated in accordance with the prescriptions and requirements of the Buffer Overlay Zone. *Special Conditions* have been crafted and recommended to achieve same.

2. It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.

It is the Hearing Administrator's position that, unlike the past 2014 request, this current application has sufficiently addressed important design issues and has made the requisite good-faith effort at neighborhood and stakeholder outreach. *Special Conditions* have been crafted to suitably safeguard the legal permitted uses of adjacent properties.

3. It has adequate accessibility to the County road network.

The site has direct access to Old Spanish Trail and, by extension, to Escalante Road, both of which are paved, major streets on the Pima County *Major Streets & Routes Plan (MSRP)*. Multiple independent traffic assessments have concluded that these adjacent

roadways have more than sufficient capacity to accommodate the proposed use. In addition, the Pima County Department of Transportation (PCDOT) has also reviewed this application, has no objection to it, and has stipulated that a Tier One Traffic Impact Study be completed/furnished at the time of formal Development Plan review. In consideration of all of the above, access is found to be adequate.

4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.

Required parking is matter that is verified at the time of formal *Development Plan* review and processing. *Special Conditions* also provide additional parking parameters.

5. It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.

It is the Hearing Administrator's finding that any of the issues from the above list which might be of potential harm to nearby properties have been addressed in the recommended *Special Conditions*.

6. Hours of operation will not be detrimental to adjoining residents.

Hours of operation are found to not be the central issue here; *Special Conditions* have been recommended to properly regulate the resort's operations and noise containment during both daytime and night-time hours.

7. Landscaping will be fully in conformance with zoning code regulations.

Conformance with Code-required landscaping/buffering regulations is a matter that is verified at the time of formal *Development Plan* review and processing. The applicant's submitted site plan would appear to show buffers that satisfy all Code requirements.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies - Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

- 1. Important Riparian Areas 95% undisturbed natural open space
- 2. Biological Core Management Areas 80% undisturbed natural open space
- 3. Special Species Management Areas 80% undisturbed natural open space
- 4. Multiple Use Management Areas 66-2/3% undisturbed natural open space

The entire subject site is **OUTSIDE OF** the Maeveen Marie Behan Conservation Lands System (MMB-CLS). A portion of the adjacent property to the south, along Escalante Road, is designated as *Important Riparian Area (IRA)* by the SDCP's Biologically-Preferred Reserve System. This designated *IRA*, however, lies off-site of the subject property and will not be affected or impacted by this proposed development.

Staff Commentary on Biological Impacts

As mentioned above, the entire subject property lies outside of the Conservation Lands System. Given that, and given that the proposed project satisfies the Buffer Overlay Zone minimum for natural open space preservation, this application is not expected to negatively affect any resources essential to Pima County's biological conservation priorities and would not be in conflict with the Regional Environmental Policies in the *Pima Prospers* Comprehensive Plan Update. The Pima County Office of Sustainability and Conservation – Environmental Planning Division has reviewed this application and offers no additional comments or objections. The Hearing Administrator concurs with this position.

This application does propose new construction on property that has been partially disturbed. New developed areas will be subject to the normal regulatory and mitigation requirements of the Pima County *Native Plant Preservation Ordinance (NPPO)*. Beyond native plants, the project design is also found to be sufficiently sensitive to the established minor wildlife-movement corridors on the site. The most important wildlife corridor in the area correlates with the aforementioned CLS Important Riparian Area (IRA) located along Escalante Road. As mentioned, this IRA is off-site to the proposed project and will not be impacted by it.

Facts Regarding Endangered and Protected Species

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is located within an area that is not designated as former critical habitat or draft recovery area. It is within Survey Zone 2. This site is within the Priority Conservation Area (PCA 1) for this species. No specimens have been found or reported on the site.

Western Burrowing Owl. The subject property is not located within the Priority Conservation Area (PCA) for this species.

Pima Pineapple Cactus. The subject property is located within a general area that is outside of the known range for the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is located within a general area that is outside of the known range for the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

DEPARTMENT OF TRANSPORTATION, REGIONAL FLOOD CONTROL DISTRICT RECOMMENDATIONS:

The Department of Transportation and the Regional Flood Control District have reviewed this project and offered their comments; neither objects to the request. Their respective input is documented in the staff report included in the Board of Supervisors packet on this item.

attachments

cc: Carla Blackwell, Director, Development Services Dan Ice, Chief Building Official Chris Poirier, Planning Official Tom Drzazgowski, Chief Zoning Inspector El Cortijo, LLC, Property Owner Michael Marks, MJM Consulting, Applicant

BIKE RANCH RESORT DESIGN GUIDELINES

1st Revision – April 3, 2019

The purpose is to provide design and siting guidelines for the design and development of the BIKE RANCH RESORT.

These guidelines encourage the compatibility and integration of the BIKE RANCH RESORT with the existing landscape, topography, and natural preserves. The design of buildings shall allow architectural expression including the relationship to public streets, the semipublic character of common areas and the hospitality nature of the buildings.

Where there are conflicts between these guidelines and the Pima County zoning code, the more restrictive shall apply.

1. Facades and Exterior Walls

Facades should be articulated to reduce the massive scale and the uniform, impersonal appearance of large buildings and provide visual interest that will augment the community's identity, character and scale with emphasis on compatibility with Saguaro National Park.

Guideline: All building facades that are visible from Old Spanish Trail and adjacent neighbors shall comply with the following requirement:

A. Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending, cumulatively, at least twenty percent of the length of the facade.

2. Roofs

Roof shapes, slopes and features shall be used to add interest and character, to reduce the visual scale of buildings, and to create variations in the roofline.

Guideline: A variety of parapets, mansard roofs, gable roofs, hip roofs of dormers may be used to add visual interest and to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs shall be acceptable.

A. Roofs shall comply with the following features:

- Parapets shall conceal flat roofs and rooftop equipment, such as airhandling units, from public view. Such parapets shall not at any point exceed one third of the height of the supporting wall.
- Overhanging eaves, shall extend no less than three feet past the supporting walls.
- Sloping roofs shall have a minimum slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and shall have a maximum slope less than or equal to one foot of vertical rise for every one foot of horizontal run.

3. Materials and Colors

Exterior building materials shall be aesthetically pleasing and compatible with materials used in adjoining neighborhoods. The following standards are intended to ensure that exterior building materials comprise a significant part of the visual impact of a building.

Guideline: Predominant exterior building materials shall be high quality materials, earthtone colored and not exceeding a light reflectivity value of prescribed by the sixty percent. These include, without limitation:

- Brick
- Wood
- Sandstone
- Native stone
- Rammed earth
- Rammed earth block
- Stucco
- Adobe
- Exterior insulation and finish systems (EEFS)
- Rusted metal
- Oil rubbed metal
- Corrugated metal
- Tinted, textured, concrete masonry units orblock

A. Building trim and accent areas may feature brighter colors, including primary colors for building trim or accent areas.

B. Predominant exterior building materials shall not include tilt-up concrete panels.

4. Lighting

The standards for outdoor lighting provide lighting in outdoor public places where public health, safety and welfare are potential concerns, protect neighbors and the night sky from nuisance glare and stray light from poorly almed, placed, applied, maintained or shielded light sources.

Guideline: To prohibit the nulsance created by outdoor lighting installations that result in glare and light trespass onto neighboring properties. Outdoor lighting is required for safety and personal security in areas where public assembly and traverse take place during hours of darkness. The glare-control requirements herein contained apply to lighting on all structures, including but not limited to architectural features, signs, and landscaping.

Light trespass is the presence of undesirable illumination coming from an off-property source. It includes the following examples: the classic "light shining in a window," unwanted light on ones property or excessive brightness in the normal field of vision (nuisance glare). The following elements should be considered when submitting a lighting plan as required in chapter 15.12:

A. Outdoor lighting, on private residential, commercial, industrial, recreational or institutional property, is to be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property.

B. Outdoor lighting fixtures are to be installed in such a manner that no light will be emltted above a horizontal plane passing through the lowest point of the light emitting element, so that direct light emitted above the horizontal plane is eliminated. All individual outdoor lighting fixtures that illuminate the area under outdoor canopies will be subject to this requirement. (Seesection 15.12.5.IB)

C. Lighting proposed for use after 10 $_{P,M,}$ or after the normal hours of operation for commercial, industrial, institutional or municipal applications, should be reduced by seventy-five percent from then until dawn.

D. Lighting fixtures should not be mounted in excess of ten feet above grade when adjacent to residential uses.

E. Directional fixtures such as flood lights, spot lights and sign lights should be installed or almed so that they do not shine directly into the window of a neighboring residence, directly into a roadway, or skyward.

F. Fixtures will be equipped with or be modified to incorporate light directing and/or shielding devices such as shields, visors, skirts or hoods to redirect offending light distribution and/or reduce direct or reflected glare. (See section 15.12.4.7)



Conditional Use Permit Application

Property Owner: El Cortijo LLC	Phone: 403-1125		
Owner's Mailing Address, City, State & Zip: 3700 S.	Old Spanish Trail, Tucson, AZ 85730		
Applicant (if different from owner): Michael Marks,			

Applicant's Mailing Address, City, State & Zip: 6401 E. Shepherd Hills Dr, Tucson AZ 85710

Applicant's or Owner's Email Address: mjmconsulting@cox.net

Property Address or Tax Code: 205-62-159G

Type of Use Proposed for the Property: Minor Resort on approximately the north half of the parcel. See the PDP for the designated area of the Minor Resort.

Discuss the proposed use and it's compatibility with the surrounding area. Compatibility will be by the residential nature of the Minor Resort casitas, by the bufferyards and open space,

by the cars restricted to the east side, and by the low level noise and light.

The applicant agrees to contact the <u>Regional Flood Control District</u> to discuss the proposal prior to application submittal.

The applicant agrees to contact United States Fish and Wildlife Service at <u>scott_richardson@fws.gov</u> and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

This application is for a (Select one):

🗆 Type I Conditional Use 🔳 Type II Conditional Use 🖾 Type III Conditional Use

Terms and Conditions

I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: February 7, 2019



LETTER OF AUTHORIZATION

_

As required by Arizona Revised Statues I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

3700 South Old Spanish Trail

Property Address

Conditional Use Permit - Type 2 (Minor Resort)

Type of Permit Applied for: (SFR/MH/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Adult Care/Secondary Dwelling/Assisted Living/Group Home)

rudry 6, 2019 Date

. 11

AUTHORIZED BY:

Signature of Property Owner

- 5 - 19 Date

Public Works Building, 201 N. Stone Ave., 1st floor + Tucson, Arizona 85701-1207 • 520-724-9000 • www.pima.gov/developmentservices



201 N. Stone Avenue, 2nd Floor Tucson, AZ 85701-1207 (520) 724-9000

Biological Impact Report (Not Applicable for Rezonings that Require a Site Analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

This report will include information provided by both Pima County Planning staff (Part I) as well as the applicant (Part II).

Part I. Information Provided by Pima County staff:

Pima County Planning staff will provide the following information for the proposed project site, as applicable:

- 1. Is the project located in the Maeveen Marie Behan Conservation Lands System? Outside CLS Any Special Species Management Areas? No
- 2. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
- 3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property? №
- 4. Is the project located within the Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl
 - b. Western burrowing owl No
 - c. Pima pineapple cactus No
 - d. Needle-spined pineapple cactus No

Part II. Information Provided by the Applicant:

1. Has the owner of the project site had any communications with Pima County about the County potentially acquiring the property? No

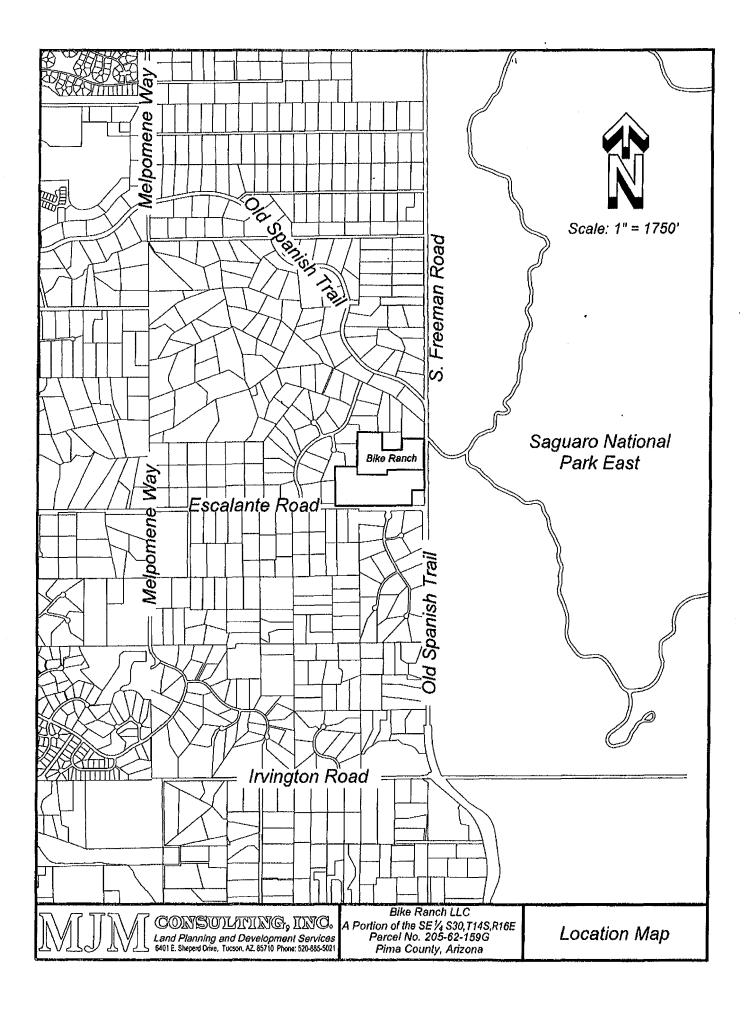
If yes, provide a summary of those communications: _

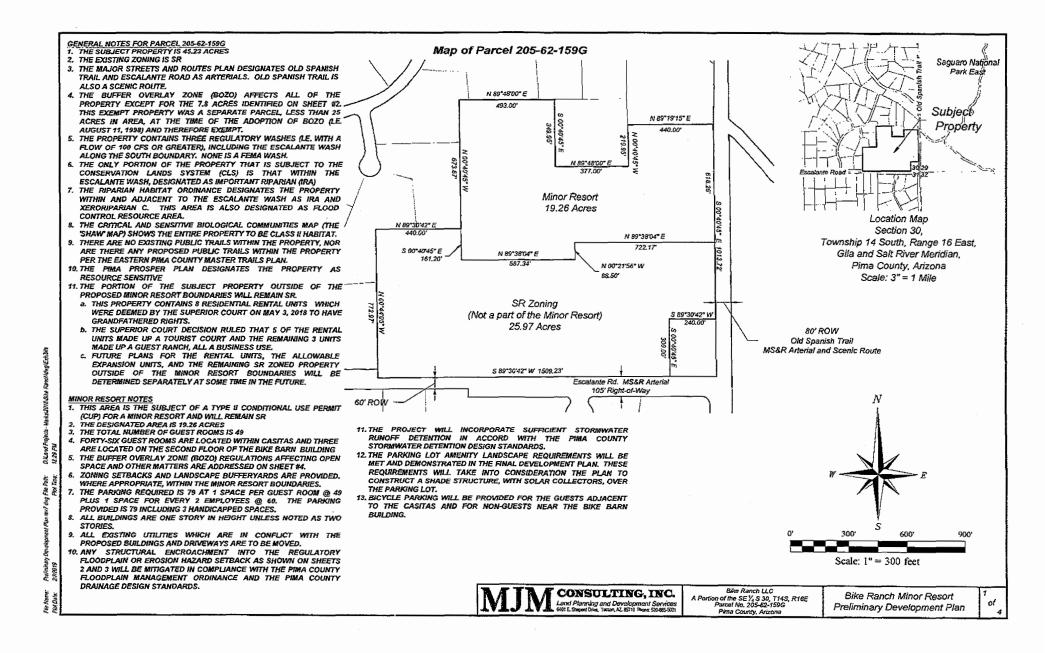


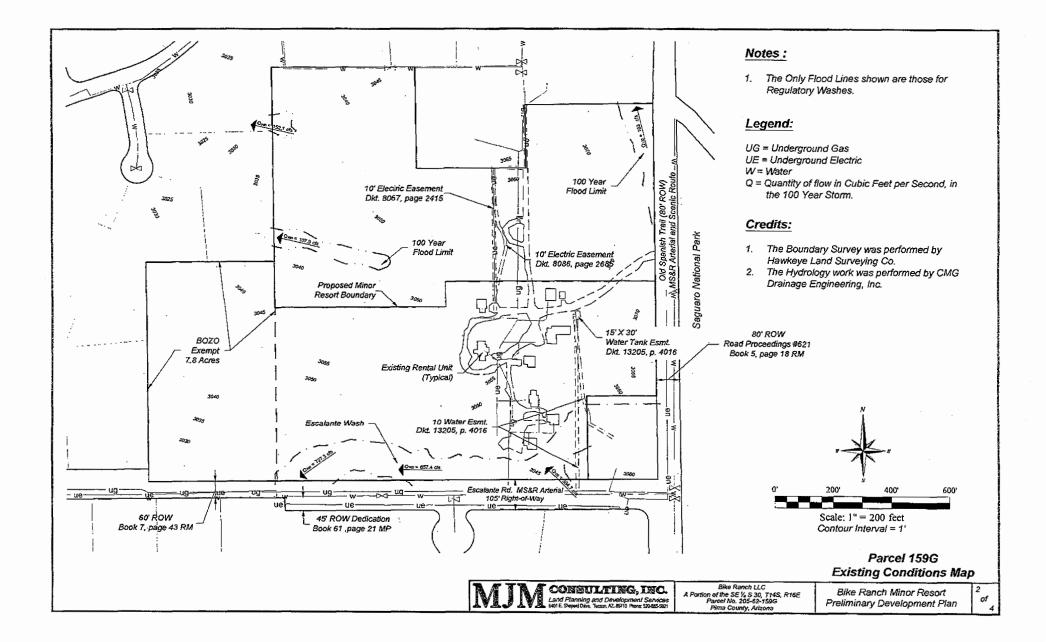
2. Several species are of particular interest. Please fill out the following table to the best of your ability.

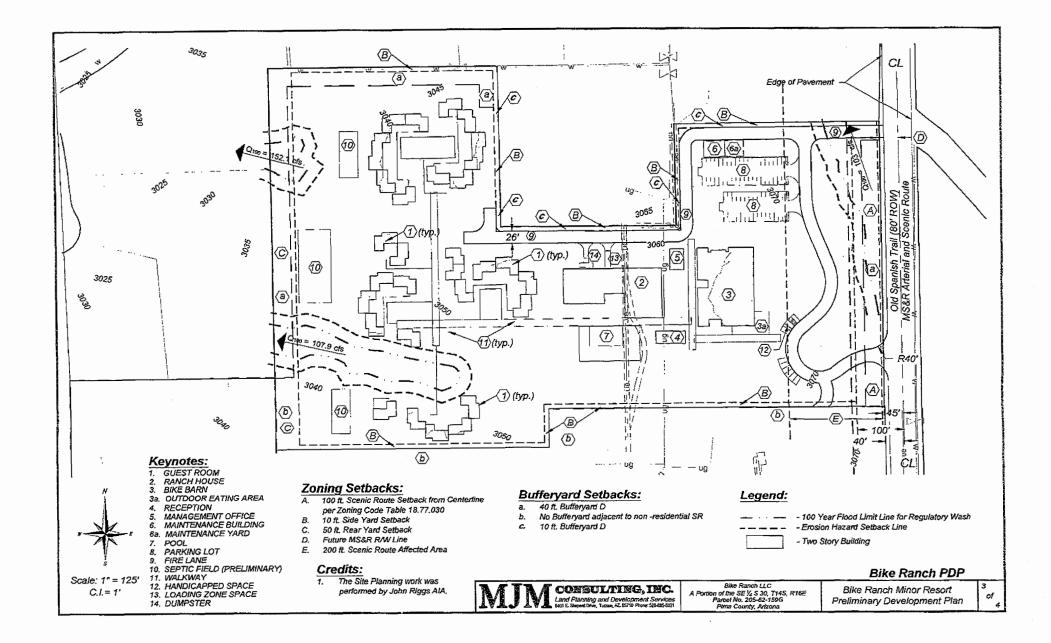
Species	Ever found on project site?	Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

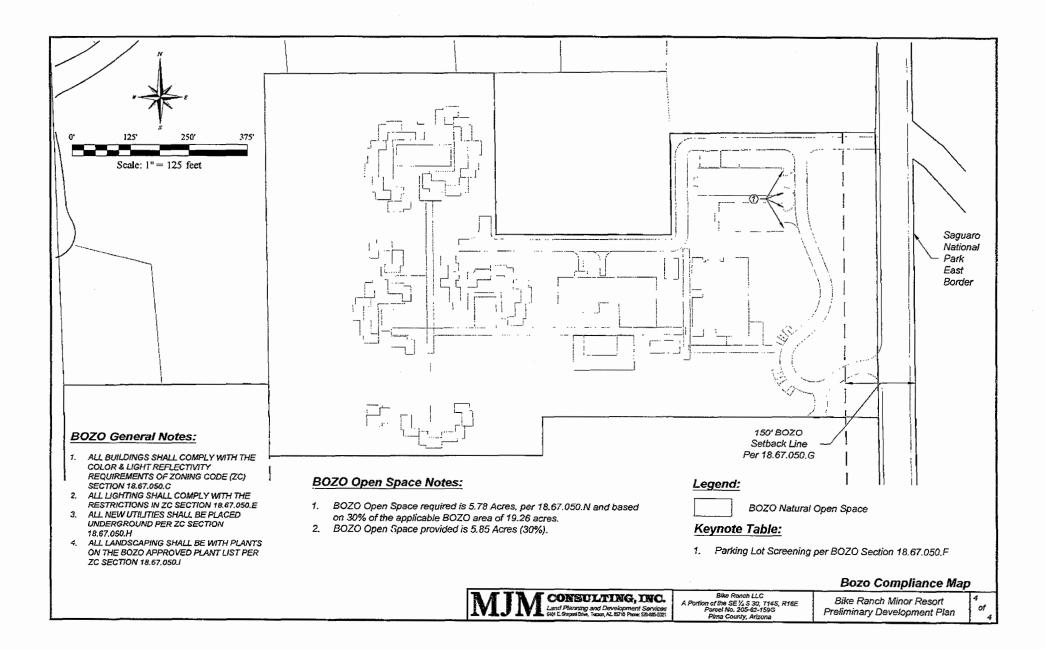
Contact the Office of Sustainability and Conservation at 520-724-6940 if you have any questions about this report.











THE BIKE RANCH MINOR RESORT CUP APPLICATION (P19CU00005) ADDENDUM Prepared on March 6, 2019

GENERAL COMMENTARY

Since the submittal of the Application I have identified certain information that could be added or corrected. As a result, this Addendum has been produced to augment the material already submitted. The Addendum relates to both the Preliminary Development Plan and to the Project Narrative.

PRELIMINARY DEVELOPMENT PLAN ADDENDUM

General Comments

The additional information provided here is shown as to which Sheet it would best relate to.

PDP Sheet 1

- Minor Resort Note #2 accurately indicates the 'gross' area of the Minor Resort property. There is no
 information within this or any other note regarding the 'net' area of this property. The 'Net Area' is the
 Gross Area less the area of the future 5-foot dedication for Old Spanish Trail which is depicted on PDP
 Sheet 2. The 5-foot dedication along the east border, with a dimension of 616.26 feet, would amount to an
 area of 3,081 square feet or 0.07 acres. The following note addresses that matter.
 THE NET AREA OF THE MINOR RESORT PROPERTY IS 19.19 ACRES.
- 2. The area of the ground area of all buildings has been calculated based on the Preliminary Development Plan line work. That area is approximately 1.9 acres. The SR Zoning Code in Section 18.17.040.E allows a Maximum Lot Coverage by Structures of 30%. The note below shows that the Bike Ranch complies. It is based on the gross area, but the calculation using the net area yields the same result.

THE LOT COVERAGE BY STRUCTURES IS 10% (1.9 ACRES ÷ 19.26 ACRES = 10% The Minor Resort regulations in the Zoning Code Section 18.07.030F indicate that Retail and Service Establishments shall occupy no greater than 5% of the total floor area of the minor resort. The total floor area, that is of all structures on all floors, is 127,371 square feet, based on calculations of the Preliminary Development Plan. The allowable 5% area is 6,368.5 square feet. The actual area of retail and service establishments will not exceed this number.

PDP Sheet 4

The BOZO Open Space Notes showed calculations based on the Gross Area, being the same as the 'applicable BOZO area of 19.26. The Net Area, i.e. the area after the 5-foot Old Spanish Trail dedication takes place, results in the same 30% Natural Open Space. Here is how those two notes would read if the Net Area numbers were used.

- 1. BOZO Open Space required is 5.76 Acres, per 18.67.050.N and based on 30% of the applicable BOZO area of 19.19 acres.
- 2. BOZO Open Space provided is 5.8 Acres (30%)

THE PROJECT NARRATIVE

- 1. On Page 1 and within Paragraph No. 6 there is a discussion of the 'public' uses within the Bike Barn. Left out is the use of a Gift Store. That is a potential use for space within that Bike Barn first floor.
- 2. The first three words of Paragraph 8 on Page 1 should read THE BIKE RANCH, not THE BIKE BARN.
- 3. In the third sentence of the last paragraph on Page 1 there is a discussion of how guests and employees will go "to and from the accessory buildings and the casitas and the pool". Left out of that list is the potential for the use of golf carts to take guests and employees around.

THE BIKE RANCH NARRATIVE

The Bike Ranch is a Minor Resort project, as is allowed in the underlying SR zoning subject to a Conditional Use Permit. It is located near the northwest corner of Old Spanish Trail and Escalante Road. Across the street, along Old Spanish Trail, is the Saguaro National Park – East.

The property is a part of Parcel 205-62-159G. The portion assigned to the Minor Resort is essentially the north half of this parcel and consists of 19.26 acres, which is greater than the minimum acreage for a Minor Resort, i.e. 10 acres. This property and the remainder of said parcel will remain SR.

The remainder of Parcel 205-62-159G (i.e. the excluded property) is not a part of the Minor Resort application. Consequently, the rights granted by an approval to this Conditional Use Permit approval would not extend to the remainder of the parcel. Those rights would be limited to the Minor Resort designated area.

The excluded property historically has contained eight residential rental units. In 2018 the Arizona Superior Court ruled that these units were in part a Tourist Court and in part a Guest Ranch, and that these developments had all the expansion rights as allowed in the Code. The owner does not have plans to implement those rights today but expects to do so at some point in the future. This expansion would not occupy all the remaining excluded land, but rather there is expected to be enough residual land to support up to 5 SR units.

As allowed by the Minor Resort regulations, the Bike Ranch Minor Resort property will contain 49 guest rooms. Forty-six of them will be in casitas. The remaining three will be located on the second floor of the Bike Barn building.

There are two resort buildings which will be the center of activity, those being named the Bike Barn and the Ranch House. The Bike Barn is located nearest to Old Spanish Trail, about 270 feet west of the future right-of-way line. It will house some uses that will be open to the public as well as the guests. Those are a café, a bike rental & repair & sales operation, and some meeting rooms. Additional uses that will be limited to guests are fitness classes, bike performance training, and additional meeting rooms. The Ranch House will be limited to guest use, and it will include a restaurant, a gathering place, and more meeting and seminar rooms. The Ranch House will also contain the laundry operations.

There will be three additional support-type buildings. One is a Reception Building, a second one is the Management Building, and the third one is the Maintenance Building.

The Bike Ranch will consist of one and two-story buildings. The Casitas will be a mix of both. The two-story Casita buildings will be a maximum of 32 feet tall. The Bike Barn building will be two-stories, and a maximum of 34 feet. All other buildings will be one-story in height.

Vehicular access to the Bike Barn will be limited to Old Spanish Trail. Passenger vehicles onsite will be restricted to the entrance driveway and to the parking lots, all on the east edge of the property. Circulation by guests and employees otherwise to and from the accessory buildings and the casitas and the pool will be by foot or bike or pedicab. The only exception to this is that fire trucks will have access to a second access point on Old Spanish Trail, located near the north

THE BIKE RANCH NARRATIVE

boundary of the property and be routed through the site by way of a Fire Lane. The access point on Old Spanish Trail will be chained so no other vehicles would have use of this route.

The entirety of the Minor Resort property is subject to the Buffer Overlay Zone (BOZO). An effort has been made to demonstrate how the project will comply with the regulations of that overlay zone, and that is all shown on Sheet #4 of the Preliminary Development Plan. BOZO requires that at least 30 percent of the site be designated as open space, and the Plan shows that 30%. This is a key element of the Buffer Overlay Zone as the very first point under the Ordinance 'Purpose' section says "Preserve and protect the open space characteristics of the lands in the vicinity of the public preserves while at the same time permitting the economically reasonable use of lands." The provided open space includes a substantial swath of natural area lying along the Old Spanish Trail, providing a sense of the natural site conditions and helping to screen the Bike Ranch structures from Old Spanish Trail and from the Saguaro National Park.

BOZO allows for natural and functional open space in the calculations. All of the 30% open space provided, and shown on Sheet #4 of the PDP, is natural open space. There are opportunities for a greater level of natural open space, such as between the entrance driveway and the Bike Barn building, west and south of the pool, and near the west boundary. Additionally, there are places that could be designated as functional open space, such as the 10foot bufferyards along the north boundary and be counted at the 50% rate. The PDP does not show any functional open space, nor any natural open space beyond the 30% that is shown. Nonetheless, it is anticipated that during the Site Development Plan process, concurrent with the Grading Plan work, additional natural open space will be identified.

The provided natural open space includes a 40-foot Bufferyard D along the east and west borders, and part of the north border. The remainder of the north border has a 10-foot landscaped Bufferyard D with a 4-foot tall wall (i.e. limited to 4 feet by Code Section 18.67.050.D). All of these bufferyards will help screen and buffer the development from the adjacent residential properties.

The open space and locations of structures preserve corridors for wildlife movement. This complies with Point #4 of the BOZO 'Purpose' section, which reads "Assure the continued existence of adequate wildlife habitat and foster the unimpeded movement of wildlife in the vicinity of Pima County's public preserves." On the environmental subject a report was prepared by William W. Shaw, Ph.D in 2014 and then updated in 2018. That report offers numerous recommendations which seem all to have been met.

The project owners and their agents have had an ongoing dialogue over roughly the past five months with the Superintendent and staff of the Saguaro National Park East. The discussions covered included numerous issues, including those of building height and visibility, open space, access points, a bike crossing of Old Spanish Trail, and the likelihood of additional Minor Resorts in the area. All of those issues have been resolved favorably.

The impacts of the Bike Ranch are anticipated to be low. The owners expect that a significant number of the guests will arrive by plane and will be picked up by the Bike Ranch vans, limiting the impacts on traffic. The impacts due to noise and lights should be minimal according to the owner's plans. The two-story structures help reduce the area of impact on the ground conditions,

Bike Ranch Project.

2/7/2019

THE BIKE RANCH NARRATIVE

preserving more natural open space than could be achieved if the same building area were only on one level.

The Pima Prosper designates the property as well as other nearby properties as Resource Sensitive. Part of the County's explanation of this category is "Development of such land shall emphasize design that blends with the surrounding natural desert and provides connectivity to environmentally sensitive linkages in developing areas". Given that the boundaries of this Plan Designation are the same as those for the Buffer Overlay Zone it could be said that compliance with BOZO would be tantamount to compliance with the Resource Sensitive designation. The design elements of the project that show compliance are the open space (in quantity and in location), the setbacks along Old Spanish Trail, the building colors & reflectivity rating that are required by BOZO, the BOZO lighting restrictions, the requirement of underground utilities for all new ones, the compliance with the restricted BOZO list of approved plants, and the parking lot screening.

The owners of the project envision a national and international market for the Bike Ranch. They anticipate that bicyclists of all skill levels will be potential guests at the Bike Ranch. The serious bicyclist will use the Resort performance training and other fitness programs, and then will use the nearby bike lanes to get to the 'Loop' to take advantage of one of Pima County and Tucson's greatest assets. These bicyclists will then serve as ambassadors for Pima County and Tucson when they return home and speak of the great biking infrastructure and experience that exists here.

The owners' plans involve the creation of a world class lodging destination. Their goal is to be a leader in sustainable design and development. A second goal is to achieve LEED certification, and they are aiming at the Platinum level.

The Bike Ranch Minor Resort will be designed and programmed to be an asset to the community, the surrounding neighborhood, and to the Saguaro National Park. The Bike Ranch will stand for a lifestyle of bicycling, fitness, and healthy living. The Bike Ranch will fit in and be compatible with and sensitive to the nearby residential development. The Bike Ranch will be a friend of and to the Saguaro National Park.

SAGUARO NATIONAL PARK - BIKE RANCH ADVISORY COMMITEE

We foresee the committee as a coordinating body between the Bike Ranch, Saguaro National Park, the surrounding neighborhoods, and Pima County with the primary objective of educating and promoting safe cycling practice, as well as advocating for a safer road network.

The Far Eastside has a distinct character and geography that can make it the best cycling in Tucson. It also has inherently unique qualities and features that demand specific cycling safety measures and courtesies. This includes riding in Saguaro National Park, and in a somewhat more rural community that also has horseback riders and trailers.

The Committee would inform, advise, and oversee:

- Development of the safety protocol for Bike Ranch trainers and guests."
- Providing safe cycling leadership for the greater eastside community.
- Coordination with Pima County to create safer blke linkages, including more direct access between The Loop and SNP.
- Coordination with Diamond Ventures and Pima County to create safe bike linkages to the Rocking K and Vail.
- Promote Saguaro National Park through co-sponsored, clean-use activities and events.
- Develop coordinated fund raising mechanisms to benefit Saguaro National Park.

Our initial thought is that the committee would be formed in coordination with Saguaro Park after CUP approval. Ultimately, we foresee the committee comprised of representatives from the SNP, the BR, Rocking K, Neighborhood Cycling Advocates, and an eastside member of the PC Bike Advisory Committee. The foregoing is offered as a basic starting point, and we invite and welcome any thoughts and ideas that SNP may have.

BIKE RANCH RESORT DESIGN GUIDELINES

The purpose is to provide design and siting guidelines for the design and development of the BIKE RANCH RESORT.

These guidelines encourage the compatibility and integration of the BIKE RANCH RESORT with the existing landscape, topography, and natural preserves. The design of buildings shall allow architectural expression including the relationship to public streets, the semipublic character of common areas and the hospitality nature of the buildings.

Where there are conflicts between these guidelines and the Pima County zoning code, the more restrictive shall apply.

1. Facades and Exterior Walls

Facades should be articulated to reduce the massive scale and the uniform, impersonal appearance of large buildings and provide visual interest that will augment the community's identity, character and scale with emphasis on compatibility with Saguaro National Park.

Guideline: All building facades that are visible from Old Spanish Trail and adjacent neighbors shall comply with the following requirement:

A. Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending, cumulatively, at least twenty percent of the length of the facade.

2. Roofs

Roof shapes, slopes and features shall be used to add interest and character, to reduce the visual scale of buildings, and to create variations in the roofline.

Guideline: A variety of parapets, mansard roofs, gable roofs, hip roofs of dormers may be used to add visual interest and to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs shall be acceptable.

- A. Roofs shall comply with the following features:
 - Parapets shall conceal flat roofs and rooftop equipment, such as airhandling units, from public view. Such parapets shall not at any point exceed one third of the height of the supporting wall.
 - Overhanging eaves, shall extend no less than three feet past the supporting walls.
 - Sloping roofs shall have a minimum slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and shall have a maximum slope less than or equal to one foot of vertical rise for every one foot of horizontal run.

3. Materials and Colors

Exterior building materials shall be aesthetically pleasing and compatible with materials used in adjoining neighborhoods. The following standards are intended to ensure that exterior building materials comprise a significant part of the visual impact of a building.

1

Guideline: Predominant exterior building materials shall be high quality materials, earthtone colored and not exceeding a light reflectivity value of prescribed by the sixty percent. These include, without limitation:

- Brick
- Wood
- Sandstone
- Native stone
- Rammed earth
- Rammed earth block
- Stucco
- Adobe
- Exterior insulation and finish systems (EEFS)
- Rusted metal
- Oil rubbed metal
- Corrugated metal
- Tinted, textured, concrete masonry units or block

A. Building trim and accent areas may feature brighter colors, including primary colors for building trim or accent areas.

B. Predominant exterior building materials shall not include tilt-up concrete panels.

4. Back and Side Facades

The rear or sides of buildings shall provide architectural and landscaping features that mitigate views of blank walls, loading areas, storage areas, HVAC units, garbage receptacles and other such characteristics. All facades of a building that are visible from adjoining properties and/or Old Spanish Trail should contribute to the pleasing scale of the building and encourage community integration by featuring characteristics similar to the front facade.

Guideline: For any building with a loading area directly facing a residential use, there shall be a 100-foot setback from the property line on the same side as the loading area contiguous to the existing residential use. A 50-foot setback may be used from a residential property line without an exposed loading area. The rear and sides of buildings shall comply with the following requirements.

A. Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and, cumulatively, extending at least twenty percent of the length of the facade. No uninterrupted length of any facade facing Old Spanish Trail shall exceed 100 horizontal feet.

5. Lighting

The standards for outdoor lighting provide lighting in outdoor public places where public health, safety and welfare are potential concerns, protect neighbors and the night sky from nuisance glare and stray light from poorly aimed, placed, applied, maintained or shielded light sources.

Guideline: To prohibit the nuisance created by outdoor lighting installations that result in glare and light trespass onto neighboring properties. Outdoor lighting is required for safety and personal security in areas where public assembly and traverse take place during hours of darkness. The glare-control requirements herein contained apply to lighting on all structures, including but not limited to architectural features, signs, and landscaping.

Light trespass is the presence of undesirable illumination coming from an off-property source. It includes the following examples: the classic "light shining in a window," unwanted light on ones property or excessive brightness in the normal field of vision (nuisance glare). The following elements should be considered when submitting a lighting plan as required in chapter 15.12:

A. Outdoor lighting, on private residential, commercial, industrial, recreational or institutional property, is to be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property.

B. Outdoor lighting fixtures are to be installed in such a manner that no light will be emitted above a horizontal plane passing through the lowest point of the light emitting element, so that direct light emitted above the horizontal plane is eliminated. All individual

outdoor lighting fixtures that illuminate the area under outdoor canopies will be subject to this requirement. (Seesection 15.12.5.IB)

C. Lighting proposed for use after 10 _{P.M.}, or after the normal hours of operation for commercial, industrial, institutional or municipal applications, should be reduced by seventy-five percent from then until dawn.

D. Lighting fixtures should not be mounted in excess of ten feet above grade when adjacent to residential uses.

E. Directional fixtures such as flood lights, spot lights and sign lights should be installed or aimed so that they do not shine directly into the window of a neighboring residence, directly into a roadway, or skyward.

F. Fixtures will be equipped with or be modified to incorporate light directing and/or shielding devices such as shields, visors, skirts or hoods to redirect offending light distribution and/or reduce direct or reflected glare. (See section 15.12.4.7)

THE BIKE RANCH – CONDITIONS OF CONDITIONAL USE PERMIT APPROVAL OFFERED BY THE OWNER/PETITIONER March 28, 2019

THE ADDITIONAL CONDITIONS OFFERED

- 1. The final Development Plan shall show that 50% of the site is set-aside as Open Space.
- The Bike Ranch Design Guidelines that address 1. Facades and Exterior Walls, 2. Roofs,
 Building Material & Colors, and 4. Lighting shall be adhered to.
- 3. The Building Height is restricted to the following:
 - a. 30' for the 2-story Bike Barn building
 - b. 25' for the 2-story Casita buildings
 - c. 24' for the 1-story Ranch House building
 - d. 20' for all of the other 1-story buildings

COMMENTARY ON THE ADDITIONAL CONDITIONS OFFERED

- 1. The 50% Open Space shall consist of the following.
 - a. The 30% BOZO Natural Open Space
 - b. An additional 20% of the site substantially in conformance with that shown on the Additional Open Space Exhibit.
 - c. The Additional Open Space shall be made up of 'natural' and 'functional' open space.
 - d. Functional Open Space for the purposes of this 'condition' shall 1) include all that is defined by Zoning Code Sections 18.03.020 and 18.67.050.L, and 2) any areas that are graded as a result of adjacent construction but is then revegetated, which would include but not be limited to the area adjacent to all buildings, the driveways, the parking lots, and the walkways, and all area graded to accommodate the septic systems and the water harvesting and detention basin areas
- 2. The Design Guidelines shall be enforced by the Pima County Department of Development Services during the Development Plan and Building Plan review processes.
- 3. The Building Height shall be subject to the definition provided in Zoning Code Section 18.03.020.B.7 and as clarified by Section 18.07.050.H.

20 March 2019

Title:Amendment to 04 September 2014 Biological Assessment for 3700 Old Spanish TrailAuthor:William W. Shaw, Ph.D.Objective:Evaluate current 2019 proposal for the Bike Ranch development relative to the
biological assessment prepared for an earlier version of this development in
September 2014

The Biological Resources, Ecological Values, Development Implications, and Recommendations for minimizing the ecological impacts of this proposed development project remain essentially unchanged from the previous assessment (W. Shaw, Biological Assessment for 3700 Old Spanish Trail, 2014).

From an ecological perspective, the primary differences between the 2014 proposal and the current 2018 version involve revisions in the footprint of the proposed Bike Ranch development. Ecologically, the current proposal is slightly better because less natural vegetation will be disturbed, especially if the earlier recommendation is followed to physically exclude accidental construction disturbances to vegetation in the designated open spaces. The overall footprint of the project (i.e., how much undisturbed vegetation remains) is probably the most important conservation consideration and with respect to the construction footprint of this 19-acre parcel, the latest plan is consistent with my 2014 recommendations. Other elements of the earlier recommendations involving lighting, fencing, and avoiding accidental disturbances of natural vegetation in designated open spaces pertain to final design details and actual implementation of the construction project.

The 2014 assessment examined the entire 45-acre property and stressed the importance of Escalante Wash as a major habitat connection reaching from Saguaro National Park into the residential neighborhood west of the park. The current proposal focuses on the northern 19-acre parcel and does not address development plans within the other 26 acres which include the valuable habitats associated with Escalante Wash. The 2014 recommendations are especially relevant for future development plans for this southern portion of the property. 04 September 2014

Title:

Author:

Biological Assessment for 3700 Old Spanish Trail

William W. Shaw, Ph.D*

Objectives:

- Describe the biological resources of this site
- Identify the primary wildlife conservation issues related to the development of this property
- Describe the regional biological context and existing zoning and development requirements that pertain to protecting biological values
- Develop recommendations for integrating wildlife conservation elements into plans for development of this site

BIOLOGICAL RESOURCES OF THE SITE

The proposed development site consist of approximately 45 acres classified as Arizona Upland Division of Sonoran Desert Scrub Vegetative Communities. Most of the area is characterized as mixed cactus – creosote -- palo verde – mesquite vegetative community but there is also an important xero-riparian vegetative community associated with the drainage along Escalante Rd. The site also includes a few widely scattered saguaros and a diversity of other plants typical of upland communities in this region. These native plant community types provide habitat for many species of animals that are characteristic of the Upper Sonoran Desert region. Furthermore, the fact that this largely undeveloped parcel of land is adjacent to the protected lands in Saguaro National Park (East Unit) ensures that most of the wildlife species found in the lower parts of the National Park probably traverse or utilize this property.

Much of the site is relatively undisturbed although there is a cluster of 8 rental homes with associated driveways and historic disturbances. This heavily degraded portion of the site is concentrated along the Eastern part of the property.

Most of the site is sparsely vegetated upland vegetation characteristic of this region. However there is one major drainage that roughly parallels E. Escalante Rd. This wash drains towards the West from Saguaro National Park through two culverts under Old Spanish Trail and ultimately into Pantano Wash. One culvert is located just south of Escalante Road and the other is just north of the Saguaro Corners property. These two drainages join together just west of the Saguaro Corners property and they support a healthy xero-riparian community that at is markedly richer in vegetative cover and vegetative structural diversity than other areas of the site. This riparian corridor is a minor tributary to the Pantano Wash which is designated as "Important Riparian Area" in the county's Conservation Lands System. Although minor in terms of the amount of water it carries, the Escalante Wash is one of the important biological linkages that reach from the protected habitats of Saguaro National Park into the adjacent low density neighborhoods and it provides an important ecological connection from the Park to the countywide network of "Important Riparian Areas" including Pantano Wash, Rincon Creek, etc. In addition, several minor washes transect the property in an East to West direction. While these drainages support far less vegetation and hence less cover habitat for wildlife, they, along with the undisturbed upland vegetation on this site complement the Escalante drainage in providing biological connectivity reaching from the National Park into adjacent neighborhoods and beyond.

PRIMARY ECOLOGICAL VAUES OF THE SITE

The single most important ecological attribute of this site is its value in providing living and movement spaces for wildlife. The low density development of the private lands West of Saguaro National Park including this property provide an effective buffer for the fragile protected habitats in the adjacent National Park. Most if not all of the species found in the western parts of the park are also found in these low density neighborhoods adjacent to the park. The human residents of these neighborhoods benefit from living in close association with nature and the wildlife benefit from access to habitats beyond the park boundaries. Furthermore, by expanding the habitats available to animal species that reside in and near the National Park, these neighborhoods, but also connectivity to the county-wide network of wildlife envisioned in Pima County's Conservation Lands System (CLS)

DEVELOPMENT IMPLICATIONS FOR ECOLOGICAL VALUES OF THE SITE

There are several existing zoning and development restrictions which limit development in this area and are designed to protect the open space characteristics of the neighborhoods and provide biological connectivity between the National Park and adjacent low density residential areas.

- The existing SR zoning would allow subdivision of the property into as many as 13, 3.3 acre home sites with removal of the existing rentals. While consistent with the surrounding residential areas, this scenario would inevitably result in some degradation of the current biological values of the property through the clearing of home sites and placement of utilities and driveways. Furthermore, the only restrictions on placement of these home sites would be the requirement of 50 foot setbacks from surrounding properties and 150 foot setbacks from Old Spanish Trail and Saguaro National Park. While these large lots ensure lots of open space, there are no requirements to explore potentials for placing these lots, driveways and utilities in a manner that maximizes open space protection by clustering impacted areas.
- The property also lies within the County's Buffer Overlay Zoning Ordinance (BOZO). The purpose of BOZO is to "Preserve and protect the open space characteristics of those lands in the vicinity of the public preserves while at the same time permitting the economically reasonable use of the lands". Compliance with BOZO requires that 30% of the land be preserved as open space unless the land is rezoned in which case the open space requires 50 % of any rezoned lands be preserved as natural open space.

From a biological perspective, <u>any</u> development plan should meet or exceed these existing conservation standards for the property as a whole. Any changes in the existing land uses are likely to

have impacts on these important biological values. However conservation biology must take the long term perspective and assume that over time it is likely that these lands will be fully developed under the existing zoning constraints. Therefore, the appropriate question is whether alternative development plans could improve upon the conservation guarantees provided by existing zoning and thereby benefit both the National Park and the adjacent residents who benefit from living in close association with nature.

RECOMMENDATIONS

As stated previously, the most important ecological attributes of this property are its functionality as a buffer for the natural resources of the National Park and the biological connectivity it provides between the national park and the adjacent low density residential areas. Beyond meeting or exceeding the existing zoning restrictions designed to address these issues, there are several ways in which any development plan could address this need to preserve both open space and ecological connectivity.

1. Focus on Escalante Wash as a major ecological corridor and provide protections for this habitat that exceed required setbacks. This is an important biological linkage between Saguaro National Park, adjacent low density neighborhoods, and Pima County's Conservation Lands System. The xero-riparian vegetation of this corridor should be protected by minimizing crossings by roads and driveways and by buffering the protected riparian vegetation with as much protected native upland vegetation as feasible.

2. Focus development on areas that are already degraded by the existing rental housing and by historical uses of the property. Interconnected undisturbed native vegetation, whether it is upland or riparian, is essential to maintaining biological connectivity. Careful placement of structures, driveways, utilities, and other developments should be focused on maximizing interconnected undisturbed native vegetation.

3. In addition to Escalante Wash as the major habitat connector, identify two or three of the minor drainages that also traverse the property and look for opportunities to protect and enhance the vegetation in these minor linkages.

4. Exceed the requirement that 30% of the undisturbed natural upland vegetation (50% if land is rezoned) is permanently protected from disturbance and ensure that this undisturbed open space is interconnected (as opposed to islands of habitat that are isolated by roads and building sites).

5. Exceed the existing setback requirements along Old Spanish Trail (150 feet) in order to enhance protection for the National Park's resources.

6. Exceed the setback requirements for adjacent private properties (50 feet) in order to protect the open space and view sheds enjoyed by adjacent residents.

7. Identify opportunities to restore existing disturbed areas using native vegetation.

8. Look for opportunities to enhance the ecological importance of the minor drainages by directing runoff from roads and roof tops to these washes.

9. Design lighting to protect dark skies and limit hours for outside lighting.

10. Prior to construction, rope off nearby undisturbed vegetation to avoid accidental destruction by construction crews.

11. Avoid that use of walls or fences away from buildings which would fragment wildlife habitats and constrain wildlife movements.

*William W. Shaw is Professor of Wildlife Conservation Sciences in the University of Arizona's School of Natural Resources and the Environment. Since joining the University of Arizona in 1974, he has been actively involved in wildlife conservation in the Tucson region including directing studies of wildlife in Saguaro Park, serving on advisory teams for expansion of Saguaro National Park, and serving as Chair of the Science and Technical Advisory Team for Pima County's Sonoran Desert Conservation Plan. He has been Chairman of the Arizona Sonora Desert Museum's Board of Trustees, Santa Lucia Conservancy, and Comunidades y Biodiversity COBI (a Mexican conservation organization dedicated to promoting sustainable fisheries). He also currently serves on the Boards of the Arizona Land and Water Trust and the Western National Parks Association. 07 November 2018

September 2014

Title:Amendment to 04 September 2014 Biological Assessment for 3700 Old Spanish TrailAuthor:William W. Shaw, Ph.D.Objective:Evaluate current 2018 proposal for the Bike Ranch development relative to the
biological assessment prepared for an earlier version of this development in

The Biological Resources, Ecological Values, Development Implications, and Recommendations for minimizing the ecological impacts of this proposed development project remain essentially unchanged from the previous assessment (attached).

From an ecological perspective, the primary differences between the 2014 proposal and the current 2018 version involve minor reductions in the footprint of the proposed Bike Ranch development. Ecologically, the current proposal is slightly better because less natural vegetation will be disturbed.

Similarly, all 11 of the recommendations from the previous assessment are relevant for the current proposal. I would offer one additional recommendation to this list:

12. Explore the possibility of re-locating the vehicle and utility access for the future housing cluster on the southwest portion of the property so that the access is via the same entry that will be used by the Bike Ranch project (i.e. from Freeman Rd.). This would have the ecological benefit of eliminating any new fragmentation of the Escalante Wash habitat corridor which is by far the most valuable habitat on the property.

THE BIKE RANCH MINOR RESORT NEIGHBORHOOD MEETING SUMMARY

 To: Mark Holden, Principal Planner Pima County Department of Development Services, Planning Division
 From: Michael Marks, AICP MJM Consulting, Inc.
 Re: P19CU00005 El Cortijo LLC – S. Old Spanish Trail #2 Minor Resort
 Date: March 14, 2019

On Monday evening, February 18, 2019 I held a neighborhood meeting for the referenced conditional use permit. The meeting was held in the Saguaro Buttes Church, which is located at 5825 S. Old Spanish Trail. Prior to the meeting I sent out letters to all of those within 1000 feet plus six homeowner associations, all amounting to 56 letters.

At the meeting there were 43 people who signed the sign-in sheet, exclusive of project team members. It is possible that others in attendance did not sign-in.

I gave a presentation describing the project. I identified the subject property, explained that it was only a portion of the affected parcel, and exclaimed the conditions and preliminary plans for the excluded property. I indicated that the proposal is on property zoned SR and that that will not change. I said that the proposed use is a Minor Resort and explained what the Zoning Code indicates for that use. I explained that a Conditional Use Permit (CUP) Type #2 is required for this use, and that we had already submitted such an application with all of the support material. I explained that a neighborhood meeting is not required per the CUP regulations but that I was holding the meeting any way, on a voluntary basis.

I presented the Preliminary Development Plan (PDP) and discussed the elements of the Plan in detail. I showed how that PDP conforms with all of the applicable regulations. I referred to Sheet #4 of the PDP and talked about BOZO and how the Plan conforms. In that regard I pointed out how we are conforming with the BOZO 30% natural area requirement. Then I showed a separate exhibit that showed how there is expected to be a greater amount of open space than the 30% requirement.

I spoke about the status of the PDP, the notification for the neighborhood meeting, and the schedule of our application. I offered several reasons why the Bike Ranch proposal is a good thing. I then indicated that I had had several meetings with the Saguaro National Park staff and how they have told me that they would not object to our proposal. I added that I would be available to further discussions prior to the Zoning Administrator hearing.

I opened up the meeting to questions and comments. The questions included the following. Won't the owners expand onto the excluded property? How many liquor licenses will there be, If there is an approval, can't the owners sell to another party who can build what they want? Won't the additional bicycles on Old Spanish Trail create an unsafe condition? How many beds will there be? Won't the Bike Ranch generate a noise and light nuisance?

After all questions were answered I said that I would be available to meet with members of the neighborhood again, prior to the Zoning Administrator's hearing, but no one asked for any such meeting.

PSOMAS

MEMORANDUM

To:	Kelley Matthews – Bike Ranch, LLC
From:	Alejandro Angel, PhD, PE - Psomas
Date:	February 25, 2019
Subject:	Bike Ranch – Traffic Memorandum



Introduction

This memorandum includes an evaluation of traffic conditions associated with the proposed Bike Ranch Resort, a development that will be focused on bicycle tourism and sustainability. The project will be located near Saguaro National Park East in Pima County, Arizona, west of Old Spanish Trail and north of Escalante Road. The project location is shown in Figure 1.

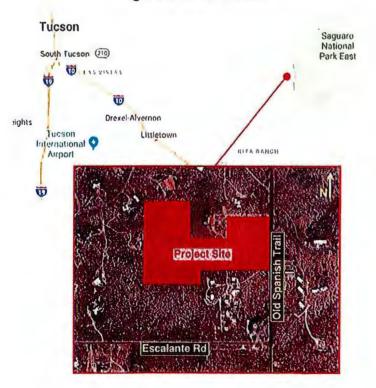


Figure 1. Site Location

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Project Description

Bike Ranch Resort will be a small boutique resort with 49 rooms (casitas). Access to the site will be provided on Old Spanish Trail approximately 600 feet south of Cactus Forest Drive (entrance to Saguaro National Park) and 750 feet north of Escalante Road using an existing driveway that serves eight existing residential casitas, which are currently rented. Further, the project will include an emergency access road across Cactus Forest Drive. Figure 2 (on page 3) shows the proposed site plan for the Bike Ranch Resort.

Existing Conditions

In the vicinity of the project, Old Spanish Trail is a two-lane undivided roadway with paved shoulders for bikes on both sides of the roadway and a 40 MPH posted speed limit. The study segment does not have turn lanes, except for a recently completed southbound left turn lane at the intersection with Cactus Forest Drive (Saguaro National Park's entrance).

Near the project site, Old Spanish Trail is classified as scenic major route, low volume arterial in the Pima County *Major Streets and Scenic Routes*¹. Further, the study segment of Old Spanish Trail is a designated bike route in the *Pima County Regional Bike Map*².

Traffic Safety

Per Pima Association of Governments (PAG) crash data, there have been no reported crashes in the study segment of Old Spanish Trail in the most recent five years (2013 to 2017).

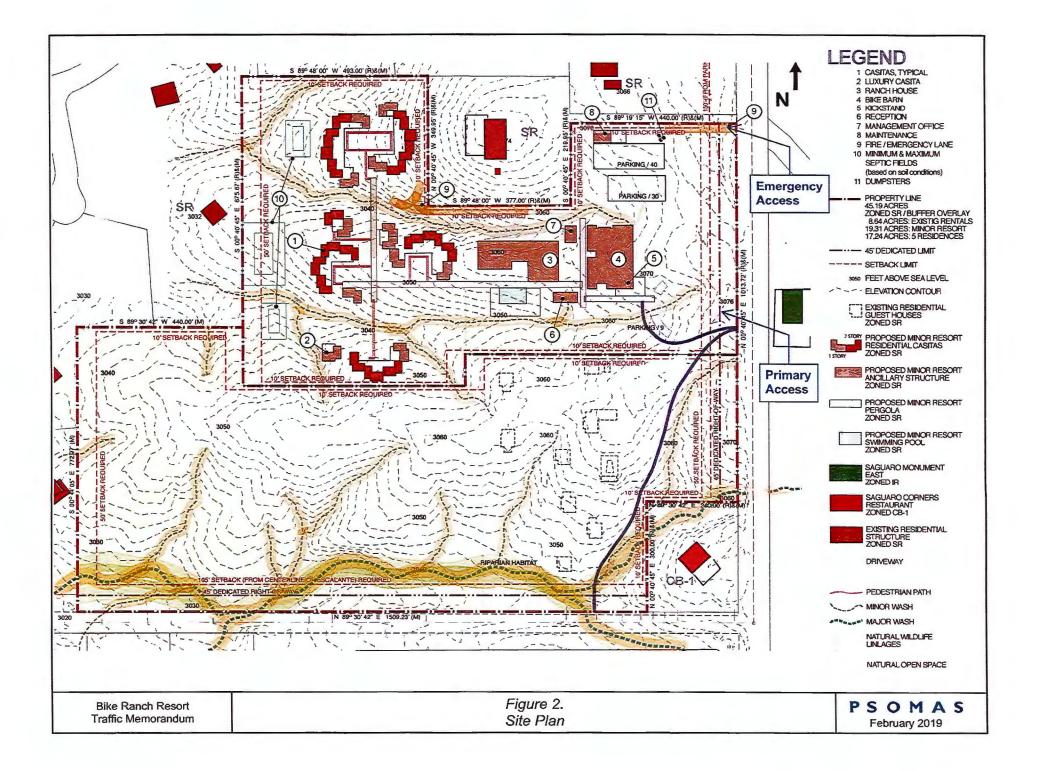
Traffic Volumes

Pima County conducted traffic counts on Old Spanish Trail between Escalante Road and Cactus Forest Drive (entrance to Saguaro National Park) in August, 2017³. The average daily traffic along the project frontage is 4,489 vehicles per day. It is estimated that 10% of the daily traffic (approximately 450 vehicles) occurs during the peak hour, with 60% of traffic (270 vehicles) moving in the peak travel direction. The capacity (at Level of Service D) for a two-lane undivided road like Old Spanish Trail ranges from 13,300 to 15,900 vehicles per day. Therefore, approximately 30% of the road's capacity is currently utilized.

 ¹ Pima County Major Streets and Scenic Routes. Available at <u>http://webcms.pima.gov/cms/one.aspx?portaild=169&pageid=54602</u>
 ² Pima County Regional Bike Map. Available at

http://webcms.pima.gov/UserFiles/Servers/Server_6/File/Government/Transportation/Bicycle%20and%20Pedestrian%20Program/Maps%20and%20Resources/3390%20update%20to%20regional%20bike%20map%20for%20web%20interior.pdf

³ Pima County ADT Counts. Available at <u>http://dot.pima.gov/trafeng/trafcnt/adt.htm</u>



Kelley Matthews February 25, 2019

Project Trips

Trip generation for the project is based on the 10th Edition of the ITE *Trip Generation* for Land Use Code 311 – All Suites Hotel. Land Use 311 includes all suites hotels that provide sleeping accommodations, a small restaurant and lounge, and small amounts of meeting space. Further, each suite includes a sitting room and separate bedroom, and limited kitchen facilities are provided within the suite, similar to the proposed casitas at the Bike Ranch Resort. Table 1 shows the estimated trip generation for the project. As shown on the table, the project would add 18 trips in the PM peak period, but since 50% of the trips will proceed north and the other 50% to/from the south, only 9 trips will be added to any segment of Old Spanish Trail. This would increase the total estimated peak hour volume from 450 vehicles (under current conditions) to 459 vehicles (with the project).

Rooms			49				
Period	Trips/Unit	Trips	%In	% Out	Trips In	Trips Out	
AM/Peak	0.34	17	53%	47%	9	8	
PM Peak	0.36	18	48%	52%	8	9	
Daily	4.46	219	50%	50%	109	109	

Table 1. Project Trip Generation

Currently, there are eight houses in the project site. The access to these houses will be the same as the access to Bike Ranch Resort on Old Spanish Trail. The estimated trip generation for the existing houses is shown in Table 2.

Rooms			8				
Period	Trips/Unit	Trips	%In	% Out	Trips In	Trips Out	
AM Reak	0.74	6	25%	75%	1	4	
PM Peak	0.99	8	63%	37%	5	3	
Daily	9.44	76	50%	50%	38	38	

Table 2. Existing Conditions Trip Generation

The total traffic for the site access, including Bike Ranch Resort and the existing houses, is expected to be 23 trips in the morning peak hour and 26 trips in the afternoon peak hour. It is estimated that existing and project trips at the study site are evenly distributed in Old Spanish Trail north and south directions. Figure 3 shows the anticipated trip distribution.

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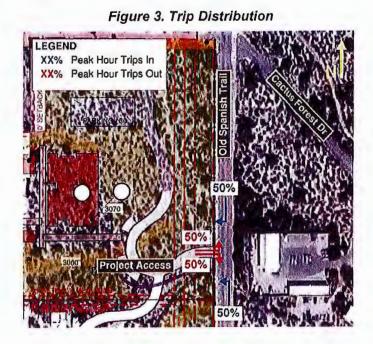


Figure 4 shows the turning movements at the study site access during the PM peak hour, the busiest period in the day.

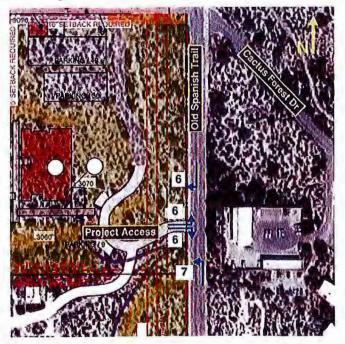


Figure 4. Project Access Turning Movements (PM Peak Hour)

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