



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 3, 2019

Title: P19CR00002 615 W. Roller Coaster Rd LLC - W. Roller Coaster Road Concurrent Plan Amendment/Rezoning

Introduction/Background:

The applicant requests a .81-acre concurrent plan amendment from High Intensity Urban (HIU) to Neighborhood Center (NAC) and rezoning from TR (Transitional) to CB-1 (Local Business) zone to change the use to a day spa, general retail and compatible CB-1 uses in an existing building.

Discussion:

The current plan designation and zoning allows for office uses only. The proposed comprehensive plan designation of NAC designates areas designed to provide goods and services near residential neighborhoods and lower-intensity commercial uses. The proposed day spa, retail and CB-1 uses conform to the proposed NAC land use plan and the CB-1 zoning designation.

Conclusion:

The requested concurrent plan amendment and rezoning conform to the Pima County Zoning Code.

Recommendation:

Staff recommends approval of the concurrent plan amendment and rezoning subject to standard and special conditions. The Planning and Zoning Commission also recommends approval subject to standard and special conditions.

Fiscal Impact:

0

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services - Planning Telephone: 520-724-8800

Contact: Terrill L. Tillman - Principal Planner Telephone: 520-724-6921

Department Director Signature/Date: [Signature] 8/16/19

Deputy County Administrator Signature/Date: [Signature] 8/19/19

County Administrator Signature/Date: C. D. [Signature] 8/20/19

AUG 21 19AM 05 PCD KCF ED
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PIMA COUNTY

DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

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

DATE: August 15, 2019

SUBJECT: P19CR00002 615 W. ROLLER COASTER RD LLC - W. ROLLER COASTER ROAD PLAN AMENDMENT AND REZONING

The above referenced Concurrent Plan Amendment and Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, SEPTEMBER 3, 2019** hearing.

REQUEST: For a **concurrent plan amendment and rezoning** to amend the Comprehensive Plan from High Intensity Urban (HIU) to Neighborhood Activity Center (NAC) and to rezone from TR (Transitional) to the CB-1 (Local Business) zone on approximately .81 acres. The property is located at the southwest corner of W. Roller Coaster Road and N. Oracle Road, addressed as **615 W. Roller Coaster Road**.

OWNERS: 615 W. Roller Coaster Rd LLC
Attn: Victor Thompson
529 N. 6th Avenue
Tucson, AZ 85705

AGENT: Randel Jacob Design Group, PLLC
Attn: Randal Jacob
8987 E. Tanque Verde Rd.
Tucson, AZ 85749

DISTRICT: 1

STAFF CONTACT: Terrill Tillman, Principal Planner

PUBLIC COMMENT TO DATE: As of August 15, 2019, staff has received no public comment.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (8-0; Commissioners Becker and Cook were absent).

STAFF RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located outside the Maeveen Marie Behan Conservation Land System (CLS).

TD/TT/ar
Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P19CR00002

Page 1 of 3

FOR SEPTEMBER 3, 2019 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: August 15, 2019

ADVERTISED ITEM FOR PUBLIC HEARING

CONCURRENT PLAN AMENDMENT AND REZONING

P19CR00002 615 W. ROLLER COASTER RD LLC – W. ROLLER COASTER ROAD PLAN AMENDMENT AND REZONING

Roller Coaster Rd LLC, represented by Randel Jacob, for a **concurrent plan amendment and rezoning** to amend the Comprehensive Plan from High Intensity Urban (HIU) to Neighborhood Activity Center (NAC) and to rezone from TR (Transitional) to the CB-1 (Local Business) zone on approximately .81 acres. The property is located at the southwest corner of W. Roller Coaster Road and N. Oracle Road, addressed as **615 W. Roller Coaster Road** in Section 11, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area. On motion, the Planning and Zoning Commission voted 8-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Becker and Cook were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 1)

Planning and Zoning Commission Public Hearing Summary (June 26, 2019)

Staff presented information from the staff report to the commission with a recommendation of approval with conditions.

A commissioner asked what the current use of the property is. Staff replied that the current permitted uses of the property is for office uses.

The applicant presented additional information to the commission. He also discussed that the building is currently used as a day spa and that his company had received a permit for the tenant improvement. He commented that the changes along the Oracle Road corridor warrant consideration for additional uses of the property.

A commissioner asked about what additional uses may be located on site. The applicant stated that a restaurant or similar compatible uses will be considered.

The public hearing was closed.

Commissioner Matter made a motion to recommend **APPROVAL** of the concurrent plan amendment and rezoning subject to standard and special conditions. Commissioner Bain gave second to the motion.

The commission voted to recommend **APPROVAL** of the concurrent plan amendment subject to the standard and special conditions. (8 – 0, Commissioners Becker and Cook were absent)

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Transportation condition: The easternmost access driveway onto Roller Coaster Road shall be removed.
3. Environmental Planning conditions: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.
4. 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.
5. Adherence to the sketch plan as approved at public hearing.
6. Less restrictive rezoning applications may not be submitted under the approved comprehensive plan designation. A separate comprehensive plan amendment and rezoning are required for less restrictive zoning.
7. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

8. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

TD/TT/ar
Attachments

cc: Tom Drzazgowski, Chief Zoning Inspector
P19CR00002 File



**CONCURRENT PLAN AMENDMENT
AND REZONING
PLANNING AND ZONING COMMISSION
STAFF REPORT**

HEARING DATE	May 29, 2019
CASES	P19CR00002 615 W. Roller Coaster Rd LLC – W. Roller Coaster Road Concurrent Plan Amendment/Rezoning
PLANNING AREA	Catalina Foothills
DISTRICT	1
LOCATION	The property is located at the southwest corner of W. Roller Coaster Road and N. Oracle Road.
ACREAGE	.81 acres (+/-)
REQUEST	To amend the Pima County Comprehensive Plan from High Intensity Urban (HIU) to Neighborhood Activity Center (NAC) and to rezone from TR (Transitional) to the CB-1 (Local Business) zone to change the use in an existing building to a day spa, general retail and CB-1 uses.
OWNER	615 W. Roller Coaster Rd LLC
AGENT	Randel Jacob, RandelJacob Design Group

APPLICANT'S REQUEST

The applicant is requesting a concurrent comprehensive plan amendment and rezoning for a .81 (+/-) acres of land located the southwest corner of W. Roller Coaster Road and N. Oracle Road. The current comprehensive plan designation, High Intensity Urban (HIU), and Transitional (TR) zoning allow for professional and semi-professional office uses and high-density residential uses such as apartments, townhomes, etc. on the .81 acre parcel of land. The applicant proposes to change the use of an existing building to a day spa and general retail and CB-1 uses.

STAFF REPORT SUMMARY

Staff recommends **APPROVAL WITH CONDITIONS** for a plan amendment to Neighborhood Activity Center (NAC) and a rezoning to CB-1 (Local Business) zone subject to standard and special conditions. The proposed use is for a day spa, retail, and CB-1 uses. The use should have minimal impacts on the surrounding properties and is not in conflict with any of the policies of the Comprehensive Plan for the area. The proposal is equivalent in intensity to the surrounding area. Staff requests the addition of rezoning condition #6 to limit future rezonings to less restrictive zones under the comprehensive plan.

PUBLIC COMMENT

No public comment has been received as of May 14, 2019.

COMPREHENSIVE PLAN

The current land use designation is High Intensity Urban (HIU) which designates areas for high-density residential uses and office, hotel, research and other similar commercial uses with direct access to major transportation corridors. There are no special area or rezoning policies applicable

to the site. The proposed Neighborhood Activity Center (NAC) designates areas designed to provide goods and services near residential neighborhoods and lower intensity commercial uses. The property lies adjacent to Oracle Road that contains direct pedestrian and bicycle access to the surrounding neighborhood. The rezoning request conforms to the NAC land use designation.

SURROUNDING LAND USE AND ZONING DESIGNATIONS

North	TR/CR-4	Professional/Semi Professional Offices/Residential Condominiums
South	CB-1/TR	Retail/Professional Offices
East	CR-1	Quail Canyon Golf Course/Tennis Courts
West	CR-1	Church

The Oracle Road major thoroughfare contains professional and semi-professional office uses, strip retail, hotels, restaurants, banking, groceries and personal services. There are both high density and low-density residential uses, churches, and schools in the immediate areas adjacent to the Oracle Road corridor.

PREVIOUS COMPREHENSIVE PLAN AMENDMENT AND REZONING CASES ON THE PROPERTY AND THE GENERAL AREA

Previous land use plan amendment:

The subject property has not had a previous comprehensive plan amendment.

Previous rezoning requests:

The subject property was rezoned to TR in 1961 by case Co9-60-45 with no rezoning conditions.

Recent activity:

Most of the properties along the Oracle Road major thoroughfare have been rezoned. Most of the rezonings were for CB-1 (Local Business) and TR (Transitional) typically for strip retail and office, and personal services. Some high-density residential rezonings occurred in the area to CR-4 (Mixed-Dwelling Type) and CR-5 (Multiple Residence) zones resulting in residential subdivisions. Much of the property west of the Oracle Road commercial area is original CR-1 (Single Residence) zoning. The rezonings began in the mid 1950's and remained consistent in number up to the most recent years with a proportionate mix of residential and commercial requests.

- Plan Amendment/Rezoning case P18CR00001 – W. River Road for approximately 1.28 acres from Low Intensity Urban 1.2 (LIU 1.2) to Medium Low Intensity Urban (MLIU) and from SH (Suburban Homestead) to CR-3 (Single Residence) zone for four single family residential lots as approved by the Board of Supervisors February 19, 2019 located approximately three-fourths of a mile east of the subject property along River Road.
- Rezoning case Co9-11-03 – W. River Road rezoning for approximately 6.60 acres from the SH to TR zone as approved by the Board of Supervisors on October 18, 2011 for a residential development located approximately 2,000 feet east of the subject property along River Road.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (MMBCLS)

The subject property lies outside the Maeveen Marie Behan Conservation Lands System.

PLANNING REPORT

Staff supports the request because there will be minimal impacts to surrounding properties and the request is not in conflict with any special area or rezoning policies. The proposal is a change of use from an insurance company to a day spa, retail and other allowable CB-1 uses. The

perimeter of the property abuts Ethan Allen furniture sales to the south, a church to the west and Roller Coaster Road to the north and Oracle Road to the east. The request is compatible with the perimeter developments and nearby properties. The site will be accessed by the existing westernmost driveway and will remove the eastern driveway which does not meet Department of Transportation standards for corner clearance. The applicant is proposing to enhance the existing bufferyard and install the 10-foot bufferyard adjacent to Roller Coaster Road when the driveway access is closed. Additional bufferyard enhancement will occur in areas along Oracle Road as needed.

A concurrent plan amendment/rezoning would preclude future applications for a zoning district that is more intense. Any future changes would require a separate comprehensive plan amendment and rezoning.

Concurrency of Infrastructure

Concurrency of infrastructure exists to serve the proposed development:

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection subject to conditions
FLOOD CONTROL	Yes	No comment
WASTEWATER	Yes	No objection
PARKS AND RECREATION	Yes	No comment
WATER	Yes	No comment
SCHOOLS	N/A	

FLOOD CONTROL REPORT

The Regional Flood Control District (District) has no comment or conditions.

TRANSPORTATION REPORT

The proposed plan amendment and rezoning is served directly by Roller Coaster Road. Roller Coaster Road is not identified on the Pima County Major Streets and Routes Plan and has an ADT (average daily trip) count of 1,036 and is functioning under capacity. There are currently two existing driveway connections to Roller Coaster Road. Transportation is requesting that the eastern most driveway be closed off due to the minimal separation to Oracle Road. The proposed change in use will not negatively affect Roller Coaster Road as there is adequate capacity.

The Department of Transportation has no objection to the plan amendment and rezoning subject to rezoning condition #2.

WASTEWATER RECLAMATION REPORT

The existing building is currently served by an 8" public sewer located to the west of the property within sewer easement. It is not anticipated that the future commercial or retail use on the property will have a significant impact on the system capacity. No capacity letter is required as long as the same size water meter currently serving the existing building remains in place.

The PCRWRD has no objection to the proposed rezoning.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection subject to condition #4.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation has no comment.

US FISH & WILDLIFE REPORT

US Fish & Wildlife has no comment.

TUCSON WATER DISTRICT REPORT

Tucson Water District has no comment.

FIRE DISTRICT REPORT

Northwest Fire District has no comment.

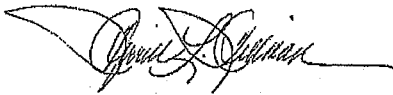
IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Transportation condition: The easternmost access driveway onto Roller Coaster Road shall be removed.
3. Environmental Planning conditions: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.
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Respectfully,



Terrill L. Tillman
Principal Planner

c: Randel Jacob

CONCURRENT PLAN AMENDMENT & REZONING



0 145 290 580 Feet

Taxcode:
102-18-016K

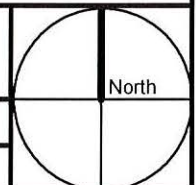
**P19CR00002 615 W ROLLER COASTER RD LLC -
W. ROLLER COASTER ROAD
CONCURRENT PLAN AMENDMENT & REZONING**

District 1
Location:
Located on
southwest corner
of W. Roller
Coaster Road and
N. Oracle Road





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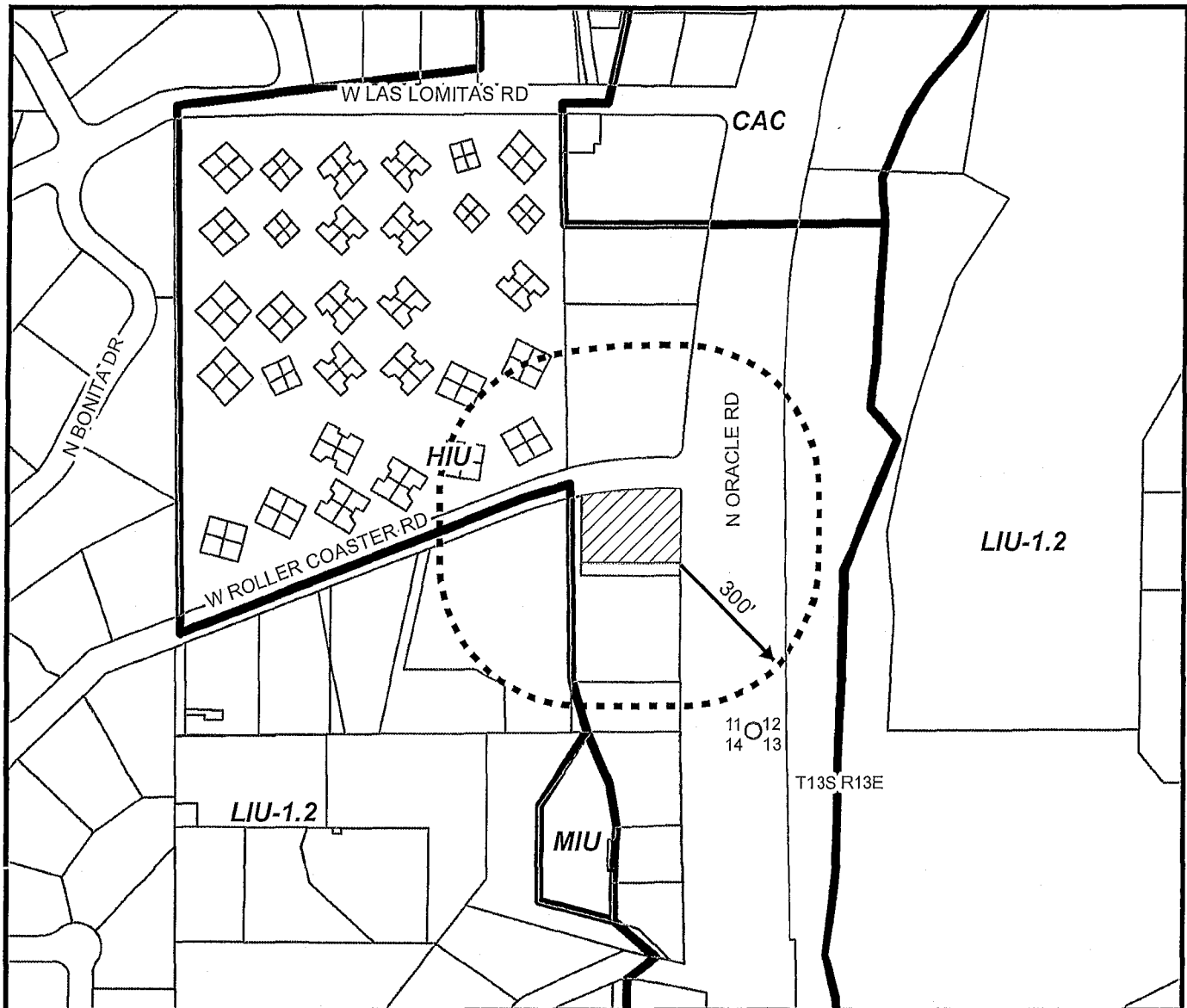
Map Date: May 10, 2019 / dms




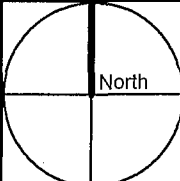
COMPREHENSIVE PLAN AMENDMENT

Planned Land Use

 300' Notification Area
 Subject Property






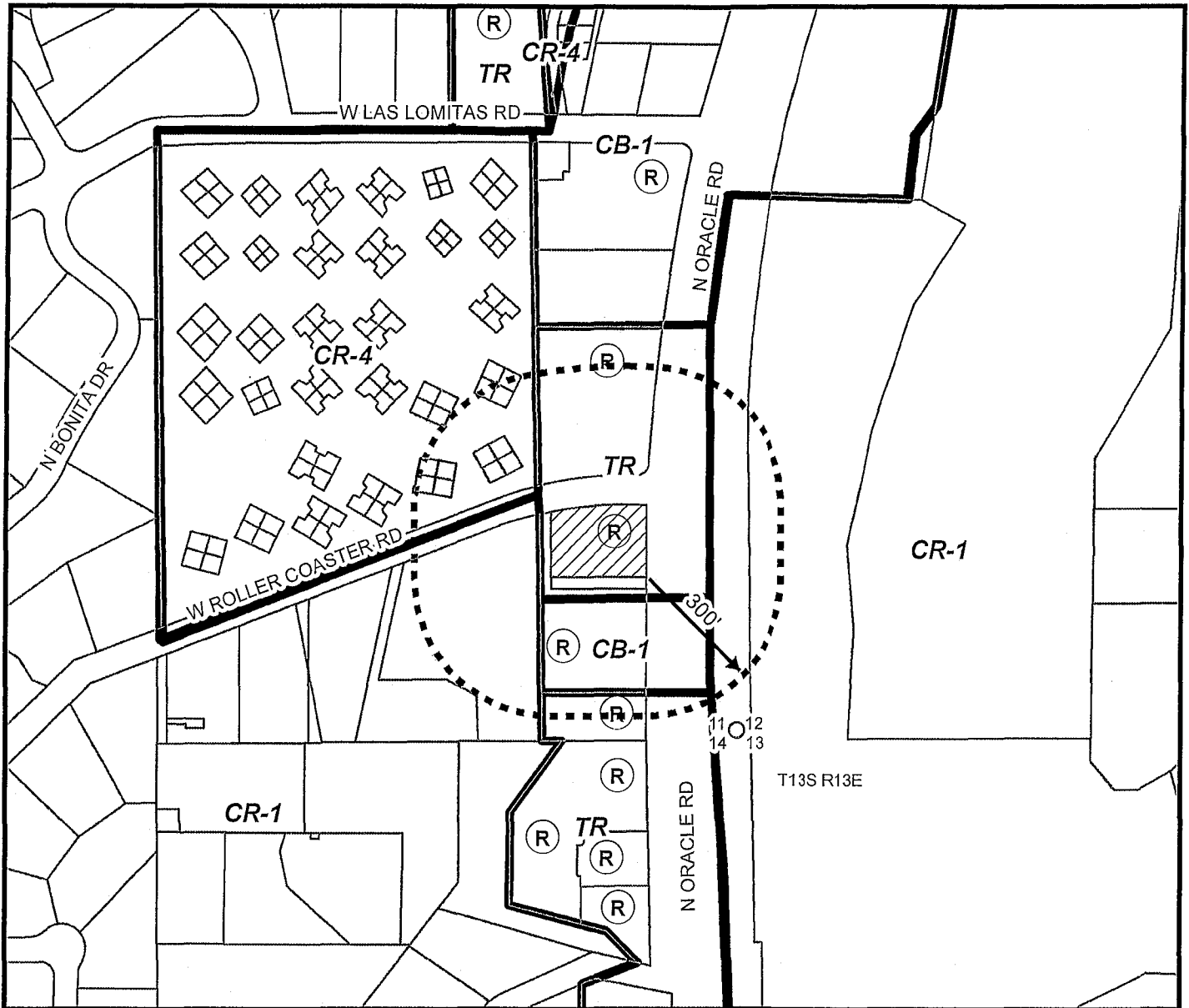
0 145 290 580 Feet

Taxcode: 102-18-016K	P19CR00002 615 W ROLLER COASTER RD LLC - W. ROLLER COASTER ROAD CONCURRENT PLAN AMENDMENT & REZONING		District 1 Location: Located on southwest corner of W. Roller Coaster Road and N. Oracle Road
	Request: High Intensity Urban (HIU) to Neighborhood Activity Center (NAC) 0.81 Acres +/-		
	Catalina Foothills Planning Area under Pima Prospects Section 11, Township 13 South, Range 13 East		
	Planning and Zoning Commission Hearing: May 29, 2019	Map Scale: 1:4,000	
Board of Supervisors Hearing: TBD		Map Date: May 10, 2019 / dms	

Case #: P19CR00002
Case Name: 615 W ROLLER COASTER RD LLC - W. ROLLER COASTER ROAD
CONCURRENT PLAN AMENDMENT & REZONING

Tax Code(s): 102-18-016K

-  Zoning Boundary
-  300' Notification Area
-  Subject Property





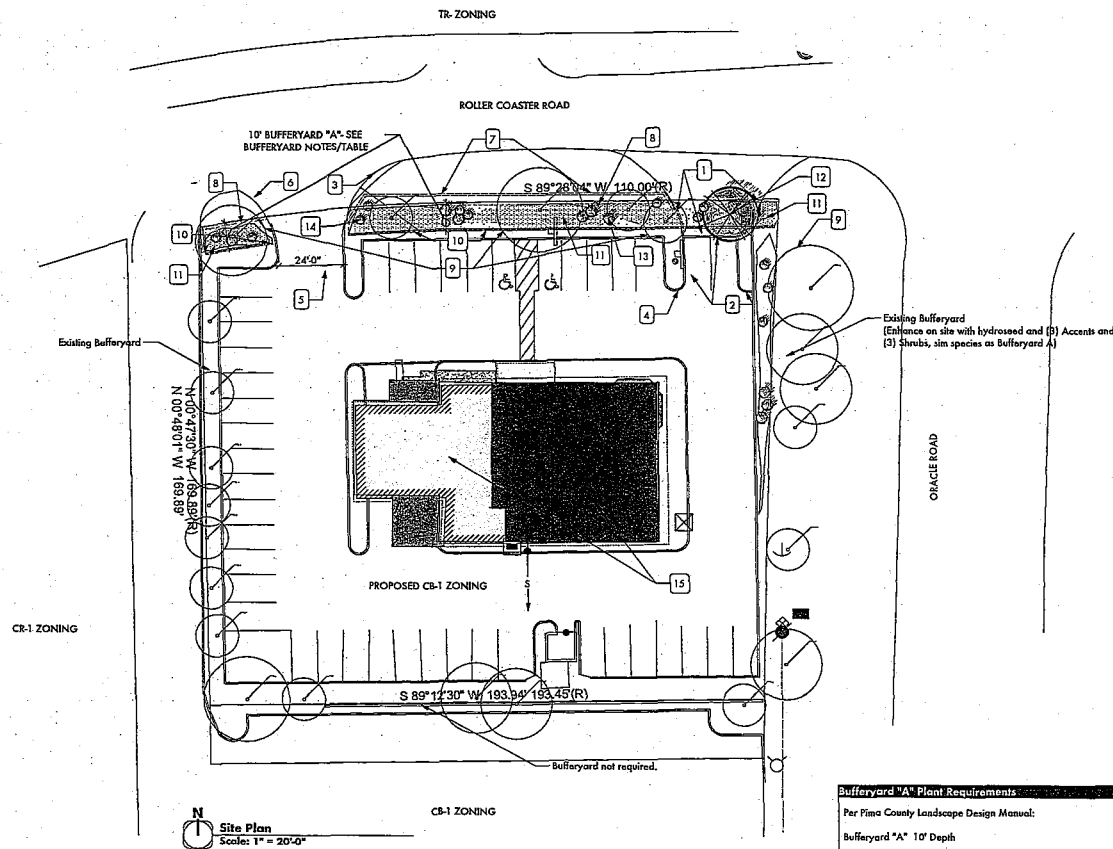
0 145 290 580 Feet

Area of proposed rezoning from TR to CB-1



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

 PIMA COUNTY DEVELOPMENT SERVICES	Notes:			
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10			
	Planning & Zoning Hearing: 5/29/19 (scheduled)		Board of Supervisors Hearing: TBA	
	Base Map(s): 46	Map Scale: 1:4,000	Map Date: 5/13/2019 - ds	



PROJECT TEAM			
Project Jurisdiction	Pima County	201 N. Stone Tucson, AZ 85701 (520) 791-5550	
Architect	Randel William Jacob Randel Jacob Design Group	6907 E. Tanque Verde Rd. Suite 309-403 Tucson, AZ 85749 (520) 321-0220	
Contractor	TBD		

PROJECT INFORMATION			
Zoning	TR		
Code Used	2012 IBC		
Occupancy Classification	B & M		
Type of Construction	V		
Fire Protection System	No		
CODE EDITIONS			
JURISDICTION	PIMA COUNTY		
BUILDING CODE	2012 IBC		
MECHANICAL CODE	2012 IMC		
ELECTRICAL CODE	2011 NEC		
PLUMBING CODE	2012 IPC		
T.I. CODE REVIEW (2012 IBC)			
OCCUPANCY GROUP:	B	2636 S.F.	
	M	222 S.F.	
	S	142 S.F.	
CONSTRUCTION TYPE:	NO	III B	
FIRE SPRINKLER:	NO		
TOTAL AREA:		3000 SF	
OCCUPANT LOAD:			
B OCCUPANCY:		2636/100=26	
M OCCUPANCY:		222/30= 4	
S STORAGE:		142/200= 1	
TOTAL LOAD		31	
NUMBER OF EXITS REQ'D:		1	
NUMBER OF EXITS PROVIDED:		2	
NUMBER OF RESTROOMS REQ'D:		1	
NUMBER OF RESTROOMS PROVIDED:		2	
DRINKING FOUNTAINS REQ'D:		1	
WATER COOLER PROVIDED:		1	
SERVICE SINKS REQ'D:		1	
SERVICE SINKS PROVIDED:		1	
PARKING			
VEHICLE PARKING:			
General Retail 3.5/1000sqft= 18 spaces req'd			
42 spaces Provided (No Change to existing)			
SCOPE			
REQUESTING REZONING FROM TR1 ZONE TO CB-1 ZONE			

SITE PLAN KEYNOTES

1. REMOVE EXISTING CURB, REMOVE PAVEMENT THIS AREA TO CLOSE THIS DRIVEWAY. PROVIDE NEW LANDSCAPING PER CB-1 BUFFERYARD "A" REQUIREMENTS
2. EXTEND PARKING. PROVIDE NEW CURB.
3. NEW 25' RADIUS PAVEMENT EDGE.
4. EXISTING ISLAND TO REMAIN.
5. EXISTING 24' WIDE DRIVEWAY TO REMAIN.
6. EXISTING 25' RADIUS EDGE OF PAVEMENT TO REMAIN.
7. REMOVE RAILROAD TIE EDGING
8. EXISTING 1'-0" N.A.E.
9. EXISTING TREE (TYP)
10. BW-1 NEW 40" TALL MASONRY WALL WITH 30" TALL REBAR, PER BUFFERYARD "A" REQUIREMENTS (SEE NOTES/TABLE)
11. NEW "DESERT PLANT MIX" HYDROSSED, PER BUFFERYARD "A" REQ'S (TYP) (SEE NOTES/TABLE)
12. NEW CANOPY TREE PER BUFFERYARD "A" REQ'S (SEE NOTES/TABLE)
13. NEW SHRUB PER BUFFERYARD "A" REQ'S (SEE NOTES/TABLE)
14. NEW ACCENT PLANT PER BUFFERYARD "A" REQ'S (SEE NOTES/TABLE)
15. EXISTING TENANTS - GENERAL BUSINESS USE

Bufferyard "A" Plant Requirements

Per Pima County Landscape Design Manual:

Bufferyard "A" 10' Depth

BW-1 Required - BW-1 provided

Required Trees = 6
Provided Trees = 6 (1 new tree, 5 existing trees)

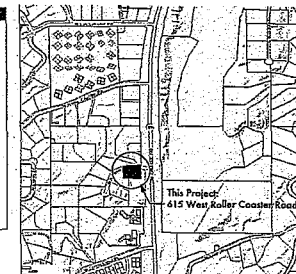
Required Shrubs = 6
Provided Shrubs = 6

Required Accents = 9
Provided Accents = 9

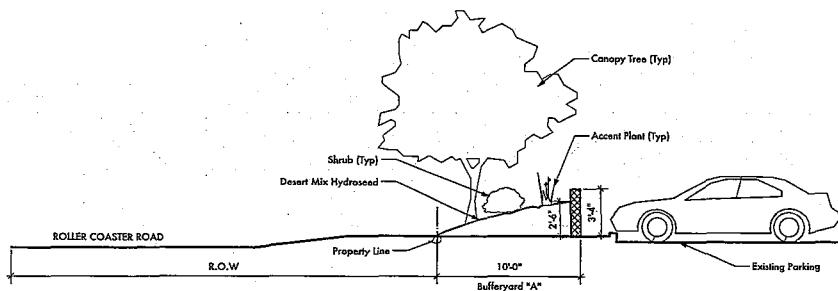
Groundcover - Per note 2.C - Native Hydrosed mix provided

Plant Key

ID	Common Name	Qty	Size
Trees:	Velvet Mesquite	1	16 gal
Accents:	White Ladybird	5	1 gal
Shrubs:	Red Bluff of Paradise	6	1 gal



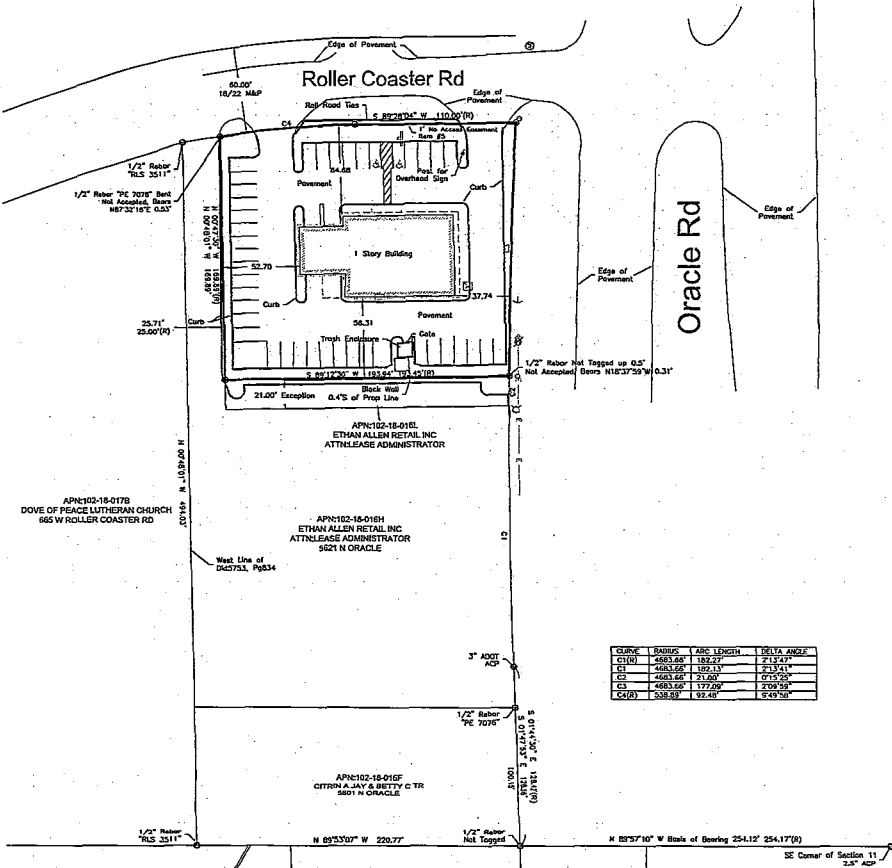
Location Map
Not to scale



BW-1 Bufferyard "A"
Scale: 1/4" = 1'-0"

No.	Date	Appr.	Revision Notes
<p>GRIDG. COLLABORATIVE www.randeljacob.com</p> <p>6907 E. Tanque Verde Rd. Suite 309-403 Tucson, Arizona 85749 520.321.0220 randeljacob.com</p> <p>3097 PIMA COUNTY JACOB</p>			
<p>CONCURRENT COMPREHENSIVE PLAN AMENDMENT REZONING 615 W. Roller Coaster Rd. TUCSON, ARIZONA</p>			
<p>SITE PLAN</p>			
<p>Project Manager: Randel William Jacob Drawn By: BWJ Date: 4/25/19 Checked: randeljacob.com</p>			
			<p>CS1</p>

ALTA/NSPS Land Title Survey



Legal Description (per Title Report):

A PART OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 11;

THENCE NORTH 89° 57' 10\"/>

THENCE NORTH 01° 44' 30\"/>

THENCE CONTINUE NORTHERLY ALONG THE SAID WEST RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 4,683.66 FEET AND A CENTRAL ANGLE OF 02° 52' 24\"/>

THENCE SOUTH 00° 47' 30\"/>

THENCE NORTH 89° 12' 30\"/>

EXCEPT THE SOUTHERLY 31 FEET THEREOF, CONVEYED BY DEED RECORDED IN DOCKET 7360, PAGE 60 AND RE-RECORDED IN DOCKET 7360, PAGE 433 THEREOF.

CURVE	STARTS	ARC LENGTH	DELTA ANGLE
C1(1)	4483.66	182.27	213.47
C1	4483.66	182.27	213.47
C2	4483.66	171.00	071.50
C3	4483.66	177.76	120.50
C4(2)	4483.66	177.76	120.50

Schedule BII - Exceptions:

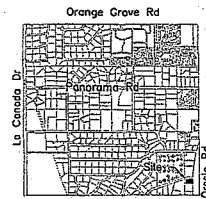
This survey was performed with the benefit of a Commitment for Title Report issued by First American Title Insurance Company National Commercial Services, File No. NCS-835456-LA2, dated January 4, 2016 and is subject to the following Schedule B Exceptions:

- Second Indemnity of 2017 taxes, a tax, payable on or before March 1, 2018, and delinquent May 1, 2018. (NSR) Not Survey Related (NSR)
- Taxes for the full year of 2018. (The first half is due October 1, 2018 and is delinquent November 1, 2018. The second half is due March 1, 2019 and is delinquent May 1, 2019.) (NSR)
- Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof. Unspecified
- Covenant Running With The Land And No Access Easement recorded in Docket 6488, Page 879, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). No Access Easement "shall be dedicated to Pima County by separate instrument"
- Covenant Running With The Land recorded in Docket 6488, Page 905, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Fielded
- An easement for electric power transmission line and incidental purposes in the document recorded as Book 33 of Miscellaneous, Page 961. East Side of Oracle Road

Schedule BII - Exceptions Cont.:

- An easement for telephone and telegraph and incidental purposes in the document recorded as Book 58 of Miscellaneous, Page 115. Blanket Easement
- An easement for electric power transmission line and incidental purposes in the document recorded as Docket 6422, Page 894. (NSR) (NSR)
- Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by _____ on _____ designated Job Number _____. Unspecified
- The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property. (NSR)
- Water rights, claims or title to water, whether or not shown by the public records. (NSR)

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirements set forth herein.



Location Map

Section 11,
Township 13 South, Range 13 East,
Gila and Salt River Meridian,
Pima County, Arizona
Scale: 3\"/>

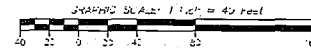


Table A Notes:

- The address of the Subject Parcel is 615 W Roller Coaster Road, Tucson, AZ 85704.
- Subject parcel falls in unshaded Zone X according to FEMA FIRM panel 1806 of 4750, Map No. 04019C1686, Dated June 15, 2011.
- The area of the Subject Parcel is 34,776.0 sq ft or 0.80 acres.
- The Zoning of the Subject Parcel according to the Pima County GIS Website is TR.
- The subject parcel contains 43 marked parking spaces and 2 handicap parking spaces.
- At the date of this survey no construction was observed on the subject parcel.

General Notes

- Based on Bearing: North 89°57'10\"/>
- This survey was performed without the benefit of a utility blueprint. No guarantee can be made as to the existence and location of underground or hidden utilities.
- All dimensions shown are measured or a calculated derivative thereof unless otherwise noted.
- (R) indicates a record dimension according to the subject Title Report.
- 6 indicates a found monument as noted.
- 6 indicates a set 1/2\"/>

Legend:

- Electric Transformer
- Utility Pole with Riser
- Overhead Wires
- Overhead Utilities
- Gas Meter
- Flow Option Marker
- Telephone Postbox
- Fire Hydrant
- Survey Marker
- Sign
- Building Footprint

Arrow Land Survey, Inc.
LAND SURVEYING
CONSTRUCTION STAKING

3121 E. KLEINDALE RD.
TUCSON, AZ 85716
(520)881-2155
(520)881-2466 FAX

Project Name and Address

ALTA/NSPS Land Title Survey
A Portion of the Southeast Quarter of the
Southeast Quarter of Section 11, T13S,
R13E, Gila and Salt River Meridian,
Pima County, Arizona

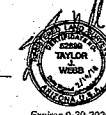
Certification:

To: First American Title Insurance Company National Commercial Services
Victor Thompson

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 9, 11, 13, and 16 of Table A thereof. The field work was completed on 2/13/2016.

Date of Plat or Map: 2/14/2018

Taylor J. Webb R.L.S. 52699



Expires 9-30-2020

Project No.	18026	Sheet	1	of	1
Date	February 2018				
Scale	1\"/>				



Existing Land Use Designation:

Higher Intensity Urban (HIU)

Objective: To designate areas for a mix of medium to high density housing types, such as higher density single-family development, townhomes, condominiums and apartment complexes, as well as other compatible uses, such as offices, hotels, research and development, and other similar uses. These areas have direct access to major transportation corridors and other arterials and are within walking or bicycling distance from major commercial services and employment centers. They generally do not abut land in low intensity urban categories. Small-scale residential compatible retail services are allowed on the first floor of a multi-story building, provided that they are accessed from an arterial and are oriented away from lower density residential development.

- Residential Gross Density: Minimum- 8 RAC; Maximum- as allowed by the requested conforming zoning district
- Residential Gross Densities for TDR Receiving Areas: Minimum- 8 RAC; Maximum- 18 RAC

Proposed Land Use Designation:

Neighborhood Activity Center (NAC)

Objective: To designate lower intensity mixed use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. For example a grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry, and bank. The center may include a mix of medium-density housing types. Neighborhood Activity Centers are generally less than 25 acres in size. Larger centers provide opportunity for a mix of intensive non-residential uses and medium-density residential uses, and are to be located on arterials. Smaller mixed use centers may contain medium density residential uses and may be located along collector or arterial streets. All centers will have direct pedestrian and bicycle access to the surrounding neighborhoods. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how the project serves to create or enhance the mixed use character of the designated activity center as a whole.

- Residential Gross Density: (if applicable) Minimum- 5 RAC; Maximum- 12 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 8 RAC



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

Biological Impact Report

(Not Applicable for Rezoning 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?
Any Special Species Management Areas?
2. Is the project in the vicinity of any of the six Critical Landscape Linkages?
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
 - c. Pima pineapple cactus
 - d. Needle-spined pineapple cactus

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?

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	<input type="text"/>	<input type="text" value="(Select)"/>
Western burrowing owl	No	<input type="text"/>	<input type="text" value="(Select)"/>
Pima pineapple cactus	No	<input type="text"/>	<input type="text" value="(Select)"/>
Needle-spined pineapple cactus	No	<input type="text"/>	<input type="text" value="(Select)"/>

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

From: noreply@server.mailjol.net on behalf of [allForms](#)
To: [DSD Planning](#)
Subject: Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application
Date: Tuesday, April 30, 2019 3:05:11 PM
Attachments: [11151920.zip](#)

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Some files had been uploaded along with this submission. To download the files visit the link provided below. You will need to supply your AllForms login e-mail and password to download the files. We store all the uploaded files in zipped format, so you will need a unzipping program like WinZip to view or extract the files. Make sure you do a virus scan before trying to access these files on your system.

Download (<http://allforms.mailjol.net/file.php?id=712a2c2e-11151920-77ad6dcc>)

Form Results	
Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***
Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<***
Owner Name	615 Rollercoaster, LLC
Owner Address	529 N 6th Avenue
Owner City	Tucson
Owner State	AZ
Owner Zipcode	85705
Owner Phone	520-730-4008
Owner_Email	victor@greentoestucson.com
Applicant Name	Randel Jacob
Applicant Address	8987 E Tanque Verde Rd
Applicant City	tucson
Applicant State	AZ
Applicant Zipcode	85749
Applicant Phone	520-730-4008
Applicant_Email	randy@randeljacob.com
Property Address	615 W Rollercoaster Rd
Property Parcel Number	102-18-016K
Property Acreage	80
Current Land Use Designation	TR
Proposed Land	

Use Designation	CB1
Policies	Catalina foothills/ Higher Intensity Urban/
Concurrent Property Acreage	80
Property Present Zone	TR
Property Proposed Zone	CB-1
FTP-Link	https://www.dropbox.com/sh/0lew55f9owff9he/AADGIPh1ShZydm5HvBfRKFTMa?dl=0
Signature	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.)
Application Date	30-Apr-2019
More Information about this submission and submitter	
Submission ID	11151920
Date & Time	30th Apr 2019 2:50 PM
Form Location	--
IP Address	69.242.227.153
Browser info	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_13_6) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.1 Safari/605.1.15
Predicted Country	United States