



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 17, 2019

Title: P19RZ00006 PIMA COUNTY - W. RIVER ROAD REZONING

Introduction/Background:

Pima County requests a rezoning of 8.64 acres from the SH (Suburban Homestead) to the TR (Transitional) zone for a 40,000 square-foot single-story office building.

Discussion:

Current SH zoning allows for twenty, single-family residences to be developed. The Comprehensive Plan designation of Medium Intensity Urban plans for offices and medical office uses. As of August 9, 2019, a Super Majority has been triggered and will be forwarded to the Clerk of the Board prior to the Board of Supervisors hearing.

Conclusion:

The proposed office use is in conformance with the Comprehensive Plan.

Recommendation:

Staff recommends approval of the 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: 520-724-9000

Contact: Terrill L. Tillman, Principal Planner

Telephone: 520-724-6921

Department Director Signature/Date:

Terrill L. Tillman 9.4.19

Deputy County Administrator Signature/Date:

[Signature] 9/4/19

County Administrator Signature/Date:

C. J. Delaney 9/4/19

SEP 04 15 PM 04:41 POC KCF RD

AM



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

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

DATE: August 29, 2019

SUBJECT: P19RZ00006 PIMA COUNTY - W. RIVER ROAD REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, SEPTEMBER 17, 2019** hearing.

REQUEST: For a **rezoning** of approximately 8.64 acres from the SH (Suburban Homestead) to the TR (Transitional) zone located at the northeast corner of W. River Road and N. Shannon Road, addressed as **5678 N. Shannon Road**.

OWNERS/ Pima County Flood Control District
AGENT: Attn: DSD Planning
201 N. Stone Av., 2nd floor
Tucson, AZ 85701

DISTRICT: 1

STAFF CONTACT: Terrill Tillman, Principal Planner

PUBLIC COMMENT TO DATE: As of August 29, 2019, staff has received 1 written comment in support of the request and 146 written comments in objection to the request citing concerns related to traffic congestion, property devaluation, light trespass and habitat protection.

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

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

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: A portion of the subject property is located within the Maeveen Marie Behan Conservation Land System (CLS) classified Multiple Use Management Area (0.21 acres), and Important Riparian Area (2.64 acres).

TD/TT/ar
Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P19RZ00006

Page 1 of 6

FOR SEPTEMBER 17, 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 29, 2019

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P19RZ00006 PIMA COUNTY - W. RIVER ROAD REZONING

Pima County requests a **rezoning** of approximately 8.64 acres from the SH (Suburban Homestead) to the TR (Transitional) zone located at the northeast corner of W. River Road and N. Shannon Road, addressed as **5678 N. Shannon Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Intensity Urban. On motion, the Planning and Zoning Commission voted 8-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Bain and Cook were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 1)

Planning and Zoning Commission Public Hearing Summary (August 7, 2019)

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

A commissioner asked about the count of protests that were received to date. Staff replied that they would defer that to the neighborhood representatives, but thought the count was 68. Staff clarified that an official count will take place and that there will be an evaluation of the collected signatures which may or may not be valid for reason of duplication or renters' signature, etc. A super-majority calculation will be completed prior to the Board of Supervisors' hearing.

The applicant's representative from Development Services presented additional information for the proposed project owned by Pima County. He further discussed that the property is located near two growth areas as designated in the Comprehensive Plan. He discussed that the County's Economic Development Plan includes bringing selective properties to market, for sale or lease, for economic

development, job creation, and to release underutilized properties back to the tax base and added that the plans for the Sunset Road extension bring this property less than one mile from Interstate 10. He demonstrated that the original alignment of River Road would have been directly adjacent to the Meadowbrook subdivision to the north. The revised River Road alignment created a remnant parcel between the Meadowbrook subdivision and River Road.

A commissioner asked the proposed uses of the site. The applicant responded that professional or semi-professional office uses are allowed such as licensed medical practitioner, engineers, surveyor, realtors, insurance agents or similar office uses. The commissioner asked whether there were established hours of operation. The applicant responded that some office uses would have extended hours, such as a tax office during the tax season, but believes that most uses will have typical office business hours.

Staff clarified that the commission could add a rezoning condition to limit the hours of operation.

A commissioner asked whether some of the northern parking could be shifted to the west side of the property to give additional buffering for the property owners. Staff clarified that because there is no dedicated right-of-way and no defined lot area, the potential to shift the parking to the west is limited. The preliminary development plan design has been discussed in detail with the neighbors and customer turn-over in offices is less intrusive than with other more intense uses.

The commission opened the public hearing.

Speaker #1 spoke in protest of the rezoning due to the environmentally sensitive nature of the property, that property values will decline and the taxes will go down. Light trespass, security and traffic issues are also of concern. She discussed that Shannon Road floods and is impassable and requested a no vote.

Speaker #2 is adjacent to the proposed site and discussed wildlife on the property and that the view that she currently enjoys will be gone. She spoke against the rezoning due to the lack of safety and that she probably would not have purchased her property if she thought a business would be built behind her back yard.

Speaker #3 is adamantly opposed to the request, believes that staff did not include all of the protest letters in staff's report, and that the posted notice was not large enough for anyone to see and believes that Pima County has procedural issues; however, complimented staff on doing a wonderful job.

Speaker #4 is a certified Arizona Master Naturalist, is opposed to the development and questions whether the property could be developed well for office uses. The neighborhood has been energized by the county's rezoning request and has caused neighbors to knock on their neighbor's doors which has been a good thing. A lot of wildlife exists on the property, including bobcat, javelina and coyote. There are two urban corridors that affect the property, the Rillito River and the side wash which goes northwest out of the Rillito River. The wildlife and vegetation would continue to thrive if the property were developed as a park.

A commissioner commented that if the neighborhood is serious about the park, they need to have a representative speak with their District Supervisor. Speaker #4 replied that this issue has slowly coalesced within the neighborhood. The commissioner discussed that if they think it's a real prospect, that it should be well organized at the Board of Supervisors hearing. Staff noted that it is typically 6-8 weeks after the commission hearing that the case would be heard by the board.

Speaker #5 spoke in opposition to the rezoning, saying that the neighborhood was aware of the future River Road improvement but at that time, there was no plan for River Road and there was just natural space. This will be the first incidence of commercial zoning along River Road and Pima County didn't disclose their future plans and owners were never aware that the property could be sold for private development.

A commissioner questioned staff, asking if this rezoning were denied based upon all the opposition, what would prevent the county from using the site for municipal uses? Staff replied that the county could utilize the property for municipal uses without a zoning change.

A commissioner asked about the public notification during the public process. Staff replied that with the comprehensive plan amendment, there were approximately 5 public meetings with 2 mailings and posted notice; with the rezoning, there was one public meeting, with mailed notices, posters on-site, and newspaper publication to give adequate notification to the neighborhoods.

The applicant addressed some of the neighborhood comments stating that the rezoning conditions that minimize lighting trespass have been included and the commission could add hours of operation which would help eliminate some of the light trespass. He also discussed that an additional dedicated right-turn lane will be installed on Shannon Road at River Road to eliminate some of the traffic congestion along Shannon Road.

A commissioner asked whether property values would be diminished by the proposal. Staff replied that they are unsure. The commissioner commented that her property values actually increased when offices were located adjacent to her neighborhood. She further asked about the safety issues and whether this office building would have security. Staff replied that would be up to the owner of the property to provide security. She asked whether the neighbors would bear the cost to raise the subdivision buffer wall. Staff replied that it is the developer's cost.

A commissioner commented that the 40-foot bufferyard is rather large and used a marker within the room to demonstrate the size. He continued, Pima County is a beautiful place and the reason we are here is because of the beauty of the area, but growth has caused development to occur within many areas that contained wildlife.

The public hearing was closed.

A commissioner discussed that developing this vacant piece of property is a good idea, and understands that there is wildlife in the area that must cross River Road to get to the site, and this is the proper development for this location although it impacts the neighborhood. A park would be a great idea but who would develop and maintain the park?

A commissioner agreed with the previous comments.

A commissioner added the proposed office use is more compatible with the neighborhood than a county vehicle storage or field office.

A commissioner discussed that this is an infill opportunity that benefits the community at large, and understands that the neighbors adjacent to the property are affected by the request, but with the restrictive conditions for height, bufferyards, lighting and the right-turn lane, this is probably the best possible use of the property.

Commissioner Hook made a motion to recommend **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS**, Commissioner Becker gave second.

The commission voted to recommend **APPROVAL** of the rezoning (8 - 0, Commissioners Bain and Cook were absent) with the following conditions:

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

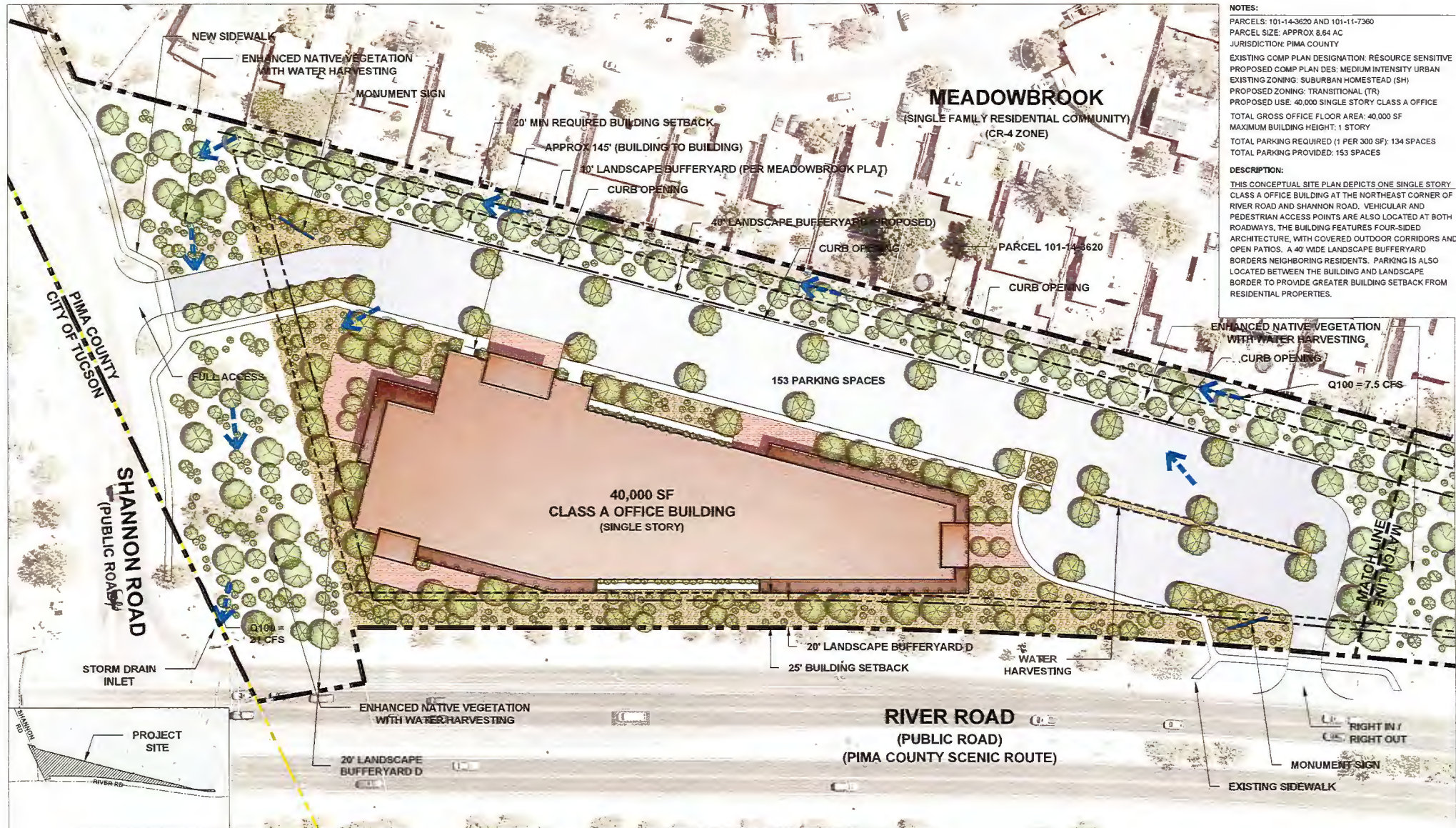
1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. The property shall be limited to two (2) access points as depicted in the Preliminary Development Plan.
 - B. A Traffic Impact Study shall be submitted for review and approval by the Department of Transportation. Offsite improvements determined necessary as a result of the Traffic Impact Study shall be provided by the property owner. Traffic volume and access will be reviewed and approved during the rezoning and development process. The site will be required to meet all Transportation development standards.
 - C. Prior to approval of the Development Plan, proof of coordination with the City of Tucson regarding the traffic impact study and any subsequent City of Tucson requirements shall be provided to Pima County Development Services.
 - D. Development shall promote safe use and connectivity for pedestrians and bicyclists in addition to automobiles to, from and within the site.
 - E. Prior to issuance of a Certificate of Occupancy for any structure, a dedicated right-turn lane shall be constructed on southbound Shannon Road at the River Road intersection.
3. Regional Flood Control District conditions:
 - A. At the time of development the applicant will be required to commit to water conservation measures identified in the Site Analysis Requirements in effect at that time sufficient to obtain 15 points.
 - B. Drainage will be reviewed and approved during the rezoning and development process. The site will be required to meet all Regional Flood Control District development standards including retention and detention basins and water harvesting.
4. Regional Wastewater Reclamation conditions:
 - A. The owner shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner to that effect.
 - B. The owner shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

- C. The owner shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
- 5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(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.
 - 6. Cultural Resources conditions: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
 - 7. Adherence to the preliminary development plan as approved at public hearing with a maximum height of 24 feet to the highest point of the structure.
 - 8. Planning and design of development shall minimize appearance of traditional "strip" commercial development and promote four-sided architecture on perimeter buildings, with uniform architecture throughout the development.
 - 9. All lighting shall be subject to the Pima County Outdoor Lighting Code (Chapter 15.12) and shall be designed to minimize light trespass on adjacent residential lots.
 - 10. A minimum 40-foot-wide enhanced landscape bufferyard shall be placed along boundary of the Meadowbrook Subdivision. Although 40 feet wide, the plant density shall be no less than that prescribed in a 10-foot Bufferyard D (Pima County Landscape Design Manual). This bufferyard shall be installed in harmony with the existing 10-foot private landscape buffer depicted on the Meadowbrook Subdivision Plat. The bufferyard shall incorporate storm water harvesting features and shall not require a wall.
 - 11. Parking lots shall be landscaped with groupings of shade trees supported by storm water harvesting to reduce heat-island effect.

12. Coordination and a written agreement with the abutting property owners of lots 514 - 529 to address existing patio wall enhancements and/or additional screening options is required to be submitted to Development Services prior to Development Plan approval.
13. 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.
14. 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
P19RZ00006 File



RIVER AND SHANNON CLASS A OFFICE



NOTES:

PARCELS: 101-14-3620 AND 101-11-7360
PARCEL SIZE: APPROX 8.64 AC
JURISDICTION: PIMA COUNTY

EXISTING COMP PLAN DESIGNATION: RESOURCE SENSITIVE
PROPOSED COMP PLAN DES: MEDIUM INTENSITY URBAN
EXISTING ZONING: SUBURBAN HOMESTEAD (SH)
PROPOSED ZONING: TRANSITIONAL (TR)
PROPOSED USE: 40,000 SINGLE STORY CLASS A OFFICE
TOTAL GROSS OFFICE FLOOR AREA: 40,000 SF
MAXIMUM BUILDING HEIGHT: 1 STORY
TOTAL PARKING REQUIRED (1 PER 300 SF): 134 SPACES
TOTAL PARKING PROVIDED: 153 SPACES

DESCRIPTION:

THIS CONCEPTUAL SITE PLAN DEPICTS ONE SINGLE STORY CLASS A OFFICE BUILDING AT THE NORTHEAST CORNER OF RIVER ROAD AND SHANNON ROAD. VEHICULAR AND PEDESTRIAN ACCESS POINTS ARE ALSO LOCATED AT BOTH ROADWAYS. THE BUILDING FEATURES FOUR-SIDED ARCHITECTURE, WITH COVERED OUTDOOR CORRIDORS AND OPEN PATIOS. A 40' WIDE LANDSCAPE BUFFERYARD BORDERS NEIGHBORING RESIDENTS. PARKING IS ALSO LOCATED BETWEEN THE BUILDING AND LANDSCAPE BORDER TO PROVIDE GREATER BUILDING SETBACK FROM RESIDENTIAL PROPERTIES.

RIVER AND SHANNON CLASS A OFFICE

PROJECT: PCD-19 DATE: 07/01/19
FILE NAME: PCD-19 PRELIMINARY.DWG
THIS EXHIBIT IS FOR PLANNING PURPOSES ONLY

Exhibit II-A.1 (page 2 of 2)
Preliminary Development Plan



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

HEARING August 7, 2019

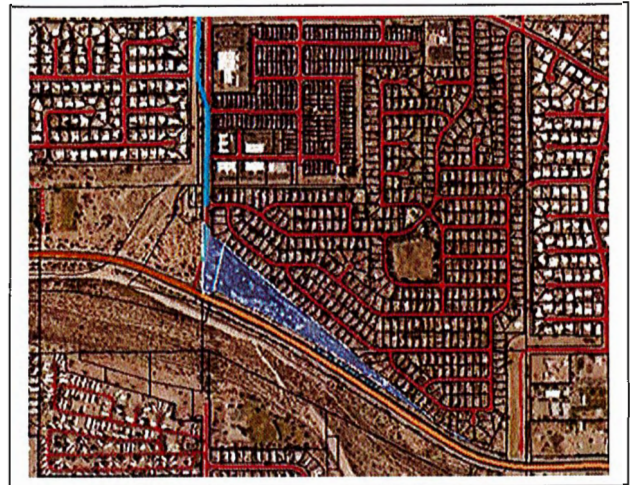
DISTRICT 1

CASE P19RZ00006 Pima County – W.
River Road Rezoning

REQUEST Rezone 8.64 acres from SH
(Suburban Homestead) to the TR
(Transitional) zone

OWNER Pima County Flood Control District

APPLICANT Pima County Flood Control District
Attn: DSD Planning
201 N. Stone Av., 2nd floor
Tucson, AZ 85701



APPLICANT'S PROPOSED USE

The applicant proposes a rezoning to the TR (Transitional) zone on an approximate 8.64-acre site for a 40,000 square-foot single-story office building.

APPLICANT'S STATED REASON

The proposal will provide an opportunity for commercial development that supports the economic goals identified within the Focused Development Investment Area Element of Pima Prospers comprehensive land use plan.

STAFF REPORT SUMMARY

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a rezoning to the TR zone for professional and semi-professional office uses. The proposal conforms to the Medium Intensity Urban comprehensive plan land use designation, is located adjacent to a Focused Development Investment Area, is a compatible use, and provides a reasonable transition of uses from the higher density residential development to the north and the River Road major transportation corridor.

PUBLIC COMMENT

As of July 24, 2019 staff has received one letter in opposition and one letter in support of the request.

COMPREHENSIVE PLAN

The comprehensive plan designates the subject site as Medium Intensity Urban (MIU) by plan amendment P18CA00007, approved by the Board of Supervisors, May 21, 2019 from Resource Sensitive to MIU. The objective of MIU is to designate areas for a mix of medium density housing and offices, medical offices, and hotels with special attention to site design to assure that the uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses. Pima Prospers designates the property adjacent to the site as a Focused Development

Investment Area (growth area) supporting infill development and efficient use of infrastructure in place. Special area policy S-18B and the following rezoning policies are applicable to the site: *(The implementation of each policy is discussed in italics following the numbered item.)*

1. All future rezonings shall be limited to TR (Transitional Zone), and restricted to professional and semi-professional office uses only. *(Implemented through this request for TR zoning.)*
2. Maximum height is restricted to 24 feet and one story to highest point of structure. *(See rezoning condition #7.)*
3. Planning and design of development shall minimize appearance of traditional "strip" commercial development and promote four-sided architecture on perimeter buildings, with uniform architecture throughout the development. *(See rezoning condition #8.)*
4. All lighting shall be subject to the Pima County Outdoor Lighting Code (Chapter 15.12) and shall be designed to minimize light trespass on adjacent residential lots. *(See rezoning condition #9.)*
5. A minimum 40-foot-wide enhanced landscape bufferyard shall be placed along boundary of the Meadowbrook Subdivision. Although 40 feet wide, the plant density shall be no less than that prescribed in a 10-foot Bufferyard D (Pima County Landscape Design Manual). This bufferyard shall be installed in harmony with the existing 10-foot private landscape buffer depicted on the Meadowbrook Subdivision Plat. The bufferyard shall incorporate storm water harvesting features. *(See rezoning condition #10.)*
6. Parking lots shall be landscaped with groupings of shade trees supported by storm water harvesting to reduce heat-island effect. *(See rezoning condition #11)*
7. Drainage will be reviewed and approved during the rezoning and development process. The site will be required to meet all Regional Flood Control District development standards including retention and detention basins and water harvesting. *(See rezoning condition #13B)*
8. Traffic volume and access will be reviewed and approved during the rezoning and development process. The site will be required to meet all Transportation development standards. *(See rezoning condition #2B)*
9. Development shall promote safe use and connectivity for pedestrians and bicyclists in addition to automobiles to, from and within the site. *(See rezoning condition #2D)*
10. The balance of the site (eastern portion of property) shall remain in its undeveloped/natural state. *(See rezoning condition #7)*
11. Prior to issuance of a Certificate of Occupancy for any structure, a dedicated right-turn lane shall be constructed on southbound Shannon Road at the River Road intersection. *(See rezoning condition #2E)*
12. During the rezoning process, applicant shall work with abutting Meadowbrook Subdivision neighbors to address existing patio wall enhancements and/or additional screening options. *(See rezoning condition #12)*
13. Substantial adherence to the conceptual site plan as presented at public hearing. *(See rezoning condition #7)*

Special Area Policy S-18B (Floodplain Management: Rillito Creek Overbank Storage) regulates proposed improvements in the designated preservation area for overbank storage; is applicable to the north side of Rillito Creek between Country Club Boulevard and Columbus Boulevard or between La Cholla Boulevard and the Southern Pacific Railroad, and shall not unreasonably diminish existing overbank storage volumes. The site is located north of the River Road and Rillito River bank protection and does not provide overbank storage under the special area policy S-18B.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CR-4	Subdivided Developed Residential
South:	SH	River Road/Rillito River
East:	CR-4	Subdivided Developed Residential
West:	SH	City of Tucson

The general area is characterized by multiple, dense residential developments located off the River Road major thoroughfare. The residential properties in the vicinity of the rezoning request are well established, high-density neighborhoods. Existing commercial uses are located approximately three-fourths of a mile to the east at the intersection of N. La Cholla Boulevard and W. River Road and provides grocery with a pharmacy, personal services, fast food restaurant, child care, banking, convenience store with gasoline, and restaurants. Additional commercial uses are located approximately one mile west of the subject property along the W. River Road/N. Thornydale Road corridor. Pima County's Joint Technical Education and Development Center, Apex Microtechnology, the Sonoran Science Academy Charter School, Pima County Natural Resources, Parks and Recreation Office, Chuck H. Huckelberry Loop trailheads and soccer fields are all nearby.

PREVIOUS REZONING CASES ON PROPERTY

There has not been a previous rezoning on the subject site.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

The most recent rezoning activity was in 2016 for 10.3 acres by case P16RZ00001 for SR (Suburban Ranch) to CR-5 (Multiple Residence-Small Lot Option) (7.3 acres) for a 40-lot residential subdivision and to TR (Transitional) (3.0 acres) for 50,000 square-foot medical care facility located approximately three-fourths of a mile northeast of the subject property for residential development.

Past activity:

A substantial amount of properties along the River Road corridor and nearby neighborhoods have been rezoned to higher density CR-3 (Single Residence), CR-4 (Mixed-Dwelling Type), and CR-5 zoning resultant in mostly developed subdivisions. Properties located along the N. La Cholla Boulevard have been rezoned to TR, CB-1 (Local Business), and CB-2 (General Business) resulting in medical and strip commercial uses and services.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

The subject property is located within the Maeveen Marie Behan Conservation Lands System classified Multiple Use Management Area (0.21 acres), and Important Riparian Area (IRA - 2.64 acres). Approximately 2.5 acres of IRA are planned to be disturbed. On-site mitigation plantings will enhance the north and south landscape bufferyards and the eastern portion of the site to meet the conservation guidelines of the Conservation Lands System.

PLANNING REPORT

Staff supports the request because the subject rezoning site is in a region designated by the Comprehensive Plan, Pima Prospers, as a Focused Development Investment Area which encourages efficient infill growth. The proposed 40,000 square-foot office building increases the appropriate mix of land uses in the area that support a balance of housing, employment, shopping, and recreation while promoting the efficient use of infrastructure. The creation of job opportunities near local neighborhoods enhances the economic viability of a region. Direct access to local jobs

creates walkable urban environments and reduces commute times and green-house gas emissions creating a healthier, more vibrant community.

Arizona Growing Smarter Acts is implemented through public and private cooperation to efficiently develop and encourage the use of community infrastructure; and by providing employment and other essential services with safe environments to enjoy.

The rezoning site is surplus property from the realignment of the River Road right-of-way. The 40,000 square-foot building is planned for professional and semi-professional office uses which allows accountants, architects, chiropodists, chiropractors, dentists, engineers, lawyers, naturopaths, osteopaths, physicians, surgeons, surveyors, insurance brokers, photographic studios, public stenographers, real estate brokers, stockbrokers, and other persons who operate or conduct offices that do not require the stocking of goods. The preliminary development plan demonstrates the relationship between the proposed commercial rezoning and the existing residential subdivision to the north. A 10-foot bufferyard exists between the subject site's northern boundary and the Meadowbrook Subdivision. Access to the 10-foot bufferyard will remain unchanged. A 30-foot bufferyard is planned along the northern boundary of the rezoning site, adjacent to the existing 10-foot wide bufferyard, giving a total 40-foot wide bufferyard (rezoning condition #10). There is an existing subdivision wall and no additional wall is planned within the 30-foot wide bufferyard which is customarily required, as that could create an area ripe for unsavory activity. Coordination and agreement for potentially raising the height of the existing wall and/or additional screening options with the abutting property owners of lots 514 - 529 will be required at the time of development (rezoning condition #12). All remaining abutting properties east of the developed area will be adjacent to enhanced mitigation area and open space. Storm water harvesting features will be incorporated into the bufferyards and landscaped areas of the parking lot.

Right in- right out access to the site will be via River Road. Full access along Shannon Road is planned. River Road is designated as a Major Street and a Scenic Route. As such, all structures that are located within 200 feet of the River Road right-of-way are required to be earthtone in color to blend in with the natural surroundings with a 24-foot maximum height unless a viewshed analysis is performed. The zoning code allows for an exception up to 4 feet for a parapet roof. In this case, the maximum height of the proposed building is more restrictive due to a rezoning policy that limits the height to 24 feet to the highest point of the structure. No viewshed analysis may be performed for increased height. Rezoning condition #7 implements the maximum height. Sidewalks creating pedestrian and bicycle path connectivity along Shannon Road to River Road from the site boundaries are planned (rezoning condition #2X). Internal sidewalks create additional River Road pedestrian access. A dedication of property will occur for the Shannon Road and River Road rights-of-way and will be determined at the time of development. The existing, approximately 60-foot wide or greater bufferyard adjacent to Shannon Road will most likely remain and be enhanced with native vegetation and water harvesting features. The width of the Shannon Road bufferyard may change due to the rights-of-way dedications, however, should not be less than 20-feet wide as depicted in the preliminary development plan. A 20-foot wide bufferyard will be installed along the River Road frontage up to the proposed eastern driveway. A 20-foot wide enhanced natural bufferyard and open space will be installed and maintained east of the River Road driveway. The landscaping contained within the parking areas will reduce the heat island effect through groupings of shade trees that create effective shade clusters as implemented as rezoning condition #11.

Architectural guidelines to minimize traditional "strip" commercial development and promote four-sided architecture on perimeter buildings, with uniform architecture throughout creating an

aesthetically pleasing development are employed through rezoning condition #8. Outdoor lighting will be designed to minimize light trespass to the adjacent neighbors (rezoning condition #9).

The vegetative qualities of the site are relatively denuded due to the development of River Road and the Rillito River Bank stabilization and contains a small area of significant vegetative density of mature mesquite, acacia and paloverde trees. There are no saguaros nor ironwood trees on the property. Some of the native vegetation will be transplanted on-site within the proposed bufferyards, streetscapes and the enhanced natural open space area. The applicant will utilize both the preserved-in-place and transplanted on-site method of preservation along with the required conservation lands system mitigation plan that will be submitted at the time of development.

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 objection, subject to conditions
WASTEWATER	Yes	No objection, subject to conditions
PARKS AND RECREATION	Yes	No comment
WATER	Yes	Metro Water "will serve" letter in the site analysis

TRANSPORTATION REPORT

River Road east of the Shannon Road/River Road intersection is under the jurisdiction of Pima County Department of Transportation. West of the Shannon Road/River Road intersection is under the jurisdiction of the City of Tucson Department of Transportation.

Per the Pima County Major Streets and Scenic Routes Plan, Shannon Road is a Major Route identified as a low volume arterial with a planned and existing 90 feet right-of-way adjacent to the property boundary. Shannon Road is a paved, two-lane rural cross section and has a posted speed limit of 35 miles per hour. The most recent traffic counts for Shannon Road is 6,476 average daily trips (ADT) with the capacity of 14,300 ADT.

River Road is a Major and Scenic Route identified as medium volume arterial with a planned and existing 150 feet right-of-way. Per the City of Tucson Major Streets and Scenic Routes Plan, River Road is a Scenic Major Arterial with a planned and existing 150 feet right-of-way. River Road is a paved, four-lane divided urban cross section with a posted speed limit of 45 day/40 night mph. The most recent traffic counts for River Road is 10,186 ADT with a capacity of 37,200 average daily trips (ADT).

The 40,000 square-foot office building will generate 655 ADT and will not significantly impact the surrounding roadways as they are under capacity.

The project meets concurrency. The Department of Transportation has no objection to the request subject to rezoning conditions #2A-E.

FLOOD CONTROL REPORT

Regional Flood Control District has the following comments:

1. The site includes Important Riparian Area. Large riparian trees include desert willow. Mitigation area has been identified on-site. A mitigation plan shall be required at the time of development.
2. As required, staff has conducted the Water Resources Impact Analysis (WRIA), including providing demand projections as follows:
 - a. The site is to be served by Metro Water Company, whom does provide Renewable and Potable Water.
 - b. Per Tucson Water, depth to groundwater is over 400 feet and has declined approximately 25 feet in the last 15 years.
 - c. The site is not located within a covered subsidence zone, although subsidence has been observed.
 - d. The site is one mile of a shallow groundwater area, the effluent dependent section of the Santa Cruz River.
 - e. The site is not within an Isolated Basin.

Staff finds that the project is not expected to have adverse impacts on groundwater dependent ecosystems and furthermore, no additional conservation measures are required based upon proximity to shallow groundwater or demand increases.

In conclusion, habitat mitigation measures have been indicated on the PDP. Therefore, the District has no objection subject to the addition of rezoning condition #3A-B.

WASTEWATER RECLAMATION REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) offers the following comments:

The rezoning area is within the PCRWRD service area and is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor. The 39" Interceptor traverses the south-eastern portion of the rezoning area. Capacity for this development is currently available in the 8" public sewer I-86-238, downstream from manhole 4729-00 (Type I 2019-126, dated June 14, 2019).

PCRWRD has no objection to the proposed rezoning request subject to the addition of rezoning conditions #4A-F.

ENVIRONMENTAL PLANNING REPORT

SITE CONSERVATION VALUES

- The approximately 8.6-acre subject property lies partially within the Important Riparian Area (2.64 acres) and Multi-Use Management Area (0.21 acres) designations of the Maeveen Marie Beehan Conservation Lands System (CLS). The site is not within a Special Species Management Area.
- The subject property lies outside the Priority Conservation Areas for the Cactus ferruginous pygmy owl, Western burrowing owl, Pima Pineapple Cactus, and Needle-spined pineapple cactus.
- There are no saguaros or ironwood trees onsite; the site appears to be previously disturbed and

contains relatively little native vegetation.

- The site is owned by Pima County and thus was not identified for acquisition under the 2004 bond program.

LANDSCAPE CONTEXT

The rezoning site is a small triangle of undeveloped land located on the north side of W. River Road, east of N. Shannon Road. The site borders a large residential subdivision to the north; undeveloped City of Tucson lands lie west of the site across Shannon Rd. Surrounding uses include medium and high-density residential, retail, and commercial uses.

The site is not located within any CLS Critical Landscape Connection and there are no Pima County Preserves in the vicinity. The site is located within the Rillito Creek/Tanque Verde Wash Wildlife Movement Area (AGFD 2013). However, River Road runs between the site and the Rillito, effectively isolating the site from the major wash system that serves as a movement corridor.

The .21-acre Multi-Use Management Area (MUMA) designation on this site is of questionable significance. The entire MUMA designation in this area is exceedingly small, totaling just over a sixth of an acre; the portion of the designation located on this site is less than half of that, and is bisected from the rest by Shannon Road. Other than a few mature trees, the land under the designation is largely devoid of functional wildlife habitat.

In light of this context, this site contributes little if anything to the existing landscape connectivity, and the development of the site is unlikely to constrain this connectivity in any meaningful way or impede the overall functionality of the identified wildlife movement area.

POTENTIAL IMPACT TO BIOLOGICAL RESOURCES AND CLS

According to the preliminary development plan (PDP), the entire .21 acres within the MUMA designation will be developed. The CLS Conservation Guidelines for this designation call for every disturbed acre to be mitigated with two (2) acres of natural open space (NOS); here, the .21 acres to be disturbed should be mitigated with at least .42 acres of NOS. According to the PDP, the easternmost three (3) acres of the site will be left in its undeveloped condition, an amount that far exceeds the .42 acres called for by the CLS Conservation Guidelines.

Considering the site's on-site resources and landscape context, this project is not expected to significantly alter the condition or integrity of biological resources in the area or the viability of the CLS. This is likely true regardless of whether the CLS guidelines for the MUMA designation are met, given the questionable significance of the extremely small MUMA designation located on this site. In light of this, a special condition requiring compliance with the CLS Conservation Guidelines for the MUMA designation is not necessary.

Disturbances within the Important Riparian Area designation are regulated by the Regional Flood Control District according to the Watercourse and Riparian Protection and Mitigation Requirements of Pima County Code Title 16.

Environmental Planning has no objection to this rezoning request subject to rezoning condition #5.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request subject to the addition of conditions #6.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation has no comment.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

US Fish and Wildlife Service has no comment.

WATER DISTRICT REPORT

Metro Water District has committed water service to the site, a "will serve" letter is contained in the site analysis.

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:

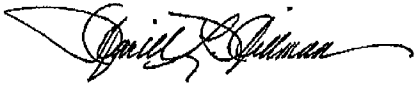
Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. The property shall be limited to 2 (two) access points as depicted in the Preliminary Development Plan.
 - B. A Traffic Impact Study shall be submitted for review and approval by the Department of Transportation. Offsite improvements determined necessary as a result of the Traffic Impact Study shall be provided by the property owner. Traffic volume and access will be reviewed and approved during the rezoning and development process. The site will be required to meet all Transportation development standards.
 - C. Prior to approval of the Development Plan, proof of coordination with the City of Tucson regarding the traffic impact study and any subsequent City of Tucson requirements shall be provided to Pima County Development Services.
 - D. Development shall promote safe use and connectivity for pedestrians and bicyclists in addition to automobiles to, from and within the site.
 - E. Prior to issuance of a Certificate of Occupancy for any structure, a dedicated right-turn lane shall be constructed on southbound Shannon Road at the River Road intersection.
3. Regional Flood Control District conditions:
 - A. At the time of development the applicant will be required to commit to water conservation measures identified in the Site Analysis Requirements in effect at that time sufficient to obtain 15 points.
 - B. Drainage will be reviewed and approved during the rezoning and development process. The site will be required to meet all Regional Flood Control District development standards including retention and detention basins and water harvesting.
4. Regional Wastewater Reclamation conditions:
 - A. The owner shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner to that effect.
 - B. The owner shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall

- enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
- C. The owner shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(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.
 6. Cultural Resources conditions: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
 7. Adherence to the preliminary development plan as approved at public hearing with a maximum height of 24 feet to the highest point of the structure.
 8. Planning and design of development shall minimize appearance of traditional "strip" commercial development and promote four-sided architecture on perimeter buildings, with uniform architecture throughout the development.
 9. All lighting shall be subject to the Pima County Outdoor Lighting Code (Chapter 15.12) and shall be designed to minimize light trespass on adjacent residential lots.
 10. A minimum 40-foot-wide enhanced landscape bufferyard shall be placed along boundary of the Meadowbrook Subdivision. Although 40 feet wide, the plant density shall be no less than that prescribed in a 10-foot Bufferyard D (Pima County Landscape Design Manual). This bufferyard shall be installed in harmony with the existing 10-foot private landscape buffer depicted on the Meadowbrook Subdivision Plat. The bufferyard shall incorporate storm water harvesting features and shall not require a wall.
 11. Parking lots shall be landscaped with groupings of shade trees supported by storm water harvesting to reduce heat-island effect.

12. Coordination and a written agreement with the abutting property owners of lots 514 - 529 to address existing patio wall enhancements and/or additional screening options is required to be submitted to Development Services prior to Development Plan approval.
13. 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.
14. 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)."

Respectfully Submitted,



Terrill L. Tillman
Principal Planner

c: Carmine DuBonis Jr., Deputy County Administrator

Case #: P19RZ00006
Case Name: PIMA COUNTY - W. RIVER ROAD REZONING
Tax Code(s): 101-14-3620 & 101-11-7360



0 220 440 880 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION






Notes:

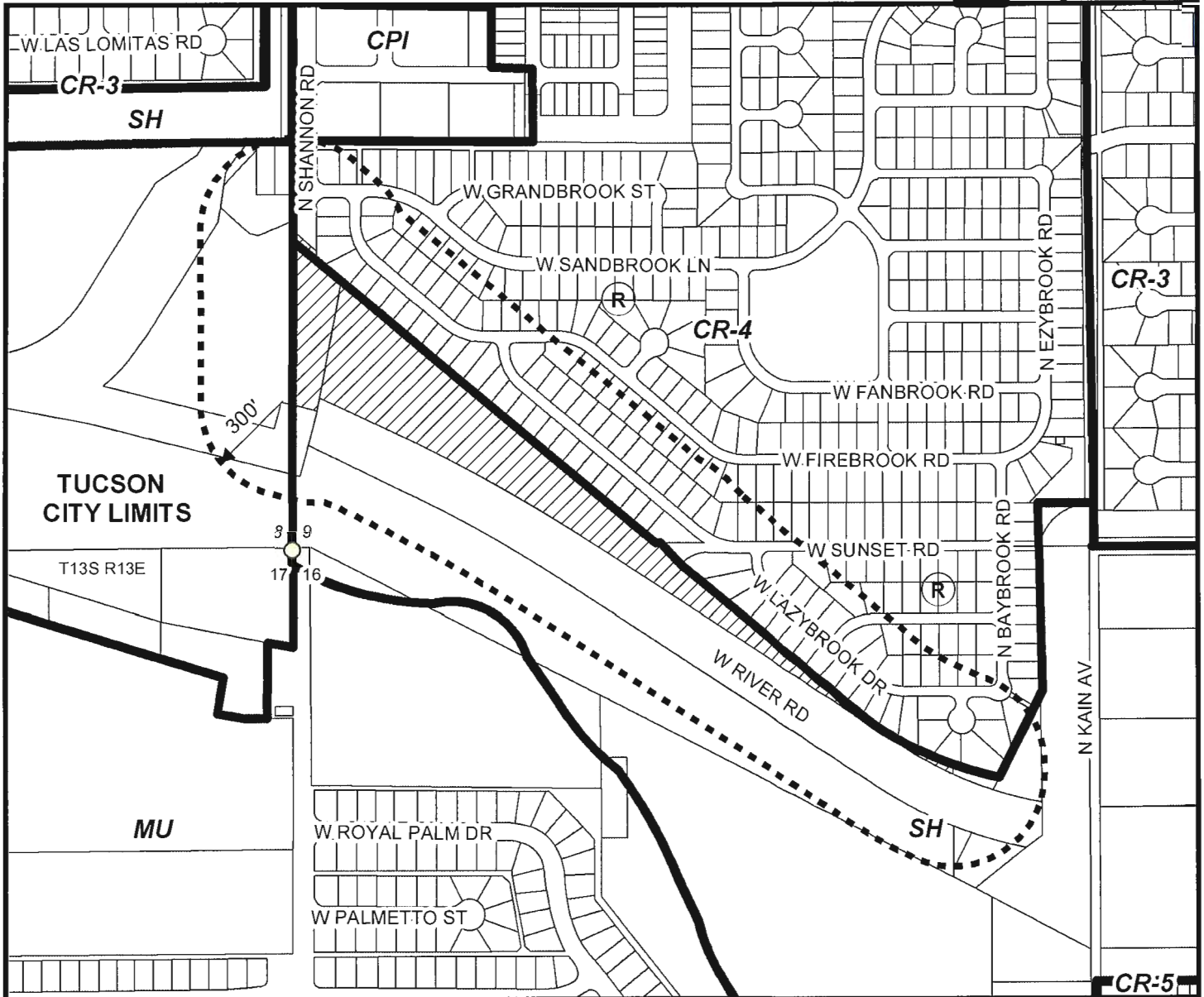


Map Scale: 1:6,000

Map Date: 7/10/2019 - ds

Case #: P19RZ00006
Case Name: PIMA COUNTY - W. RIVER ROAD REZONING
Tax Code(s): 101-14-3620 & 101-11-7360

-  300' Notification Area
-  Subject Property
-  Zoning Boundary



0 220 440 880 Feet

Area of proposed rezoning from SH to TR



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN: P18CA00007, CO7-13-10

Planning & Zoning Hearing: 8/7/19 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 45

Map Scale: 1:6,000

Map Date: 7/10/2019 - ds



P19RZ00006 Pima County – W River Road Rezoning

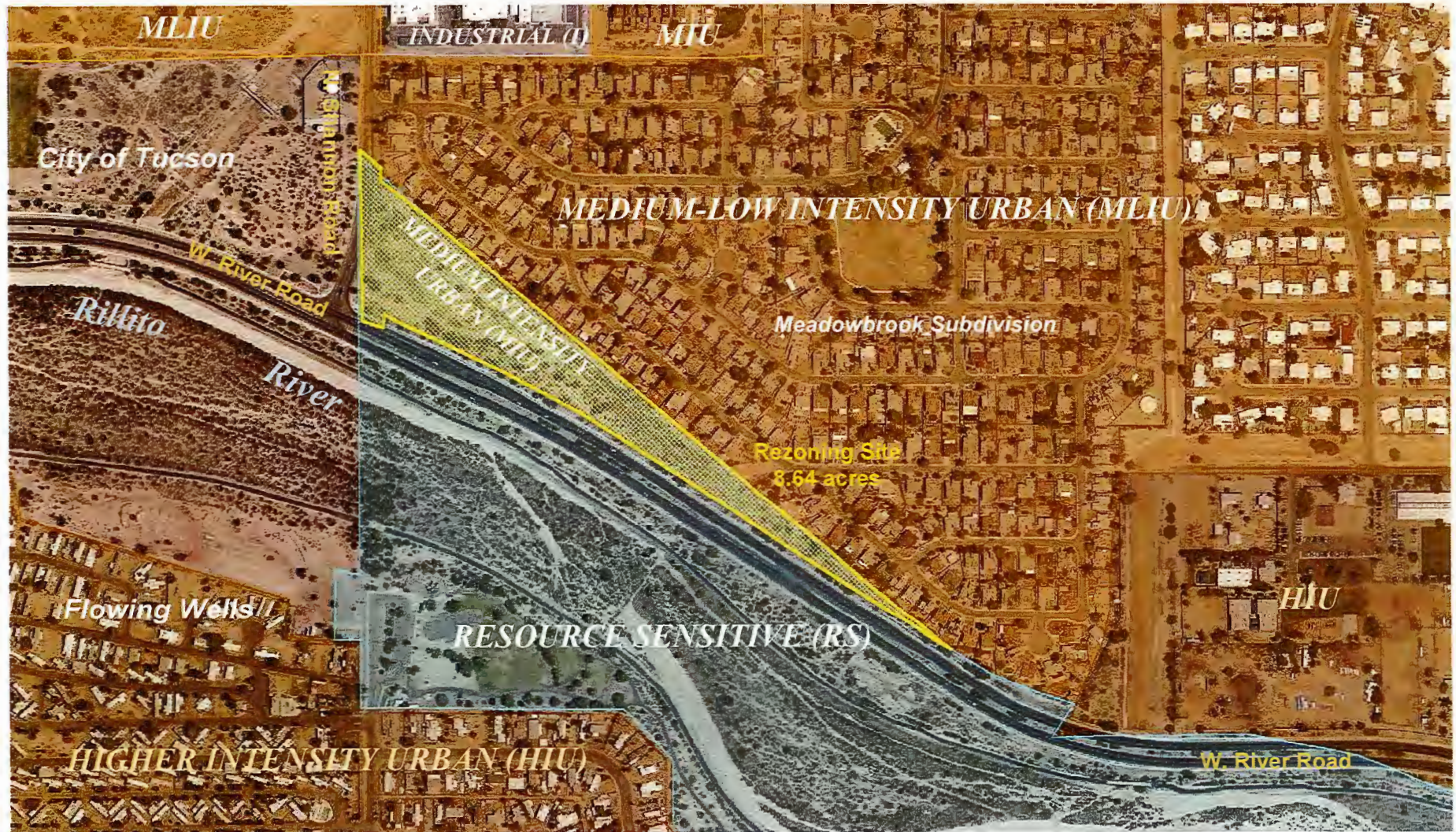


Exhibit I-A.4: Comprehensive Plan Land Use Designations



Medium Intensity Urban (MIU)

- a. Objective: To designate areas for a mix of medium-density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower-density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.
- b. Residential Gross Density: Residential gross density shall conform to the following:
 - 1) Minimum – 5 RAC
 - 2) Maximum – 13 RAC.
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - 1) Minimum – 5 RAC
 - 2) Maximum – 10 RAC.

Mark Holden

From: cyclarks@aol.com
Sent: Friday, July 12, 2019 12:14 PM
To: Mark Holden
Subject: Re: River & Shannon Rezoning meeting invitation, Wed. July 10

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.

Thank you Mark for including me in the last meeting; unfortunately, I could not attend. The preliminary specs on the project look really good and if the final product is close, I see it as a very positive addition to the Meadowbrook neighborhood. Thank you for your good work.
Sincerely, Elliott Clark

-----Original Message-----

From: Mark Holden <Mark.Holden@pima.gov>
To: Clarence Book <Cbook31@juno.com>; deGeus Denise <degeus@email.arizona.edu>; degeus@email.arizona.edu <degeus@email.arizona.edu>; Elliott Clark <cyclarks@aol.com>; Evelyn Spitzer <azhorse22@gmail.com>; Hayes <1956MGAZ@gmail.com>; Irina Margulis <igorshos@gmail.com>; Jeff Mather <jeff@dunjax.com>; Joyceberquist@Comcast.net <Joyceberquist@Comcast.net>; Kathy Shingler <kathyanne55@hotmail.com>; Lori Glazer 1 <lglazer@aamaz.com>; Lori Glazer 2 <lglazer@associatedasset.com>
Cc: Terri Tillman <Terri.Tillman@pima.gov>
Sent: Mon, Jul 8, 2019 9:32 am
Subject: River & Shannon Rezoning meeting invitation, Wed. July 10

Please see attached meeting invitation for the proposed River & Shannon rezoning. Meeting will be held at Pima Co. Parks & Recreation on Wednesday afternoon, July 10, 2019.

Mark Holden

Mark S Holden, AICP

Principal Planner,
Pima County Planning Division,
Development Services Dept.
(520) 724-6619

Mark Holden

From: MELLISSE BRYDGES <mellissebrydges@comcast.net>
Sent: Saturday, July 6, 2019 11:57 AM
To: Terri Tillman
Cc: Mark Holden
Subject: Rezoning of the northeast corner of River Road and Shannon Road

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.

Hello Mr. Tillman and Mr. Holden:

I am in receipt of the letter from Pima County Development Services regarding the strip of land on the north east corner of River Road and Shannon. This is a unforgivable breach of a promise to maintain this land as a buffer between Meadowbrook and River Road. With all the land in Pima County that could be developed, why does the county need to develop this piece of land? It will undoubtedly cause more traffic congestion at this corner; increase crime to our neighborhood and decrease property value. The paved areas you talk about will also cause an increase in temperature because asphalt holds heat, concrete holds heat and so do buildings. This is called "Urban Island Effect" or "Conversion Layer". Being a native of Tucson born in 1946, I know what damage all of this excessive growth and building has caused.

Please reconsider this development. It is not necessary and it will do more harm than good. Hasn't Tucson been ruined enough in the last twenty years?

Mellisse Brydges



July 1, 2019

FROM: Pima County Planning Division
Mark Holden, AICP, Principal Planner
Terri Tillman, Principal Planner

RE: Invitation to Attend a Neighborhood Meeting
Proposed 8.64 acre rezoning from SH (Suburban Homestead) to TR (Transitional)
located at the northeast corner of W. River Road and N. Shannon Road, addressed as
5678 N. Shannon Road

We are sending you this information because you own property, or you are a representative of a nearby homeowners or neighborhood association within 1,000 feet of the proposed rezoning. The property is owned by Pima County Flood Control District and is located at the northeast corner of W. River Road and N. Shannon Road.

Mark Holden (Mark.Holden@pima.gov) is the site analysis project lead representing the applicant, Pima County, for the rezoning, which is tentatively scheduled for the July 31, 2019 Planning & Zoning Commission meeting. The rezoning application is the next step in the development process which will be assigned to Terri Tillman (Terri.Tillman@pima.gov) for processing. If the rezoning is successful, a development plan and construction documents will follow once the property has been purchased or leased. The timing of development is contingent upon conveyance.

We have scheduled a neighborhood meeting on this rezoning application with representatives from Department of Transportation, Flood Control, and Planning to provide an opportunity for comments and questions. The meeting will be held:

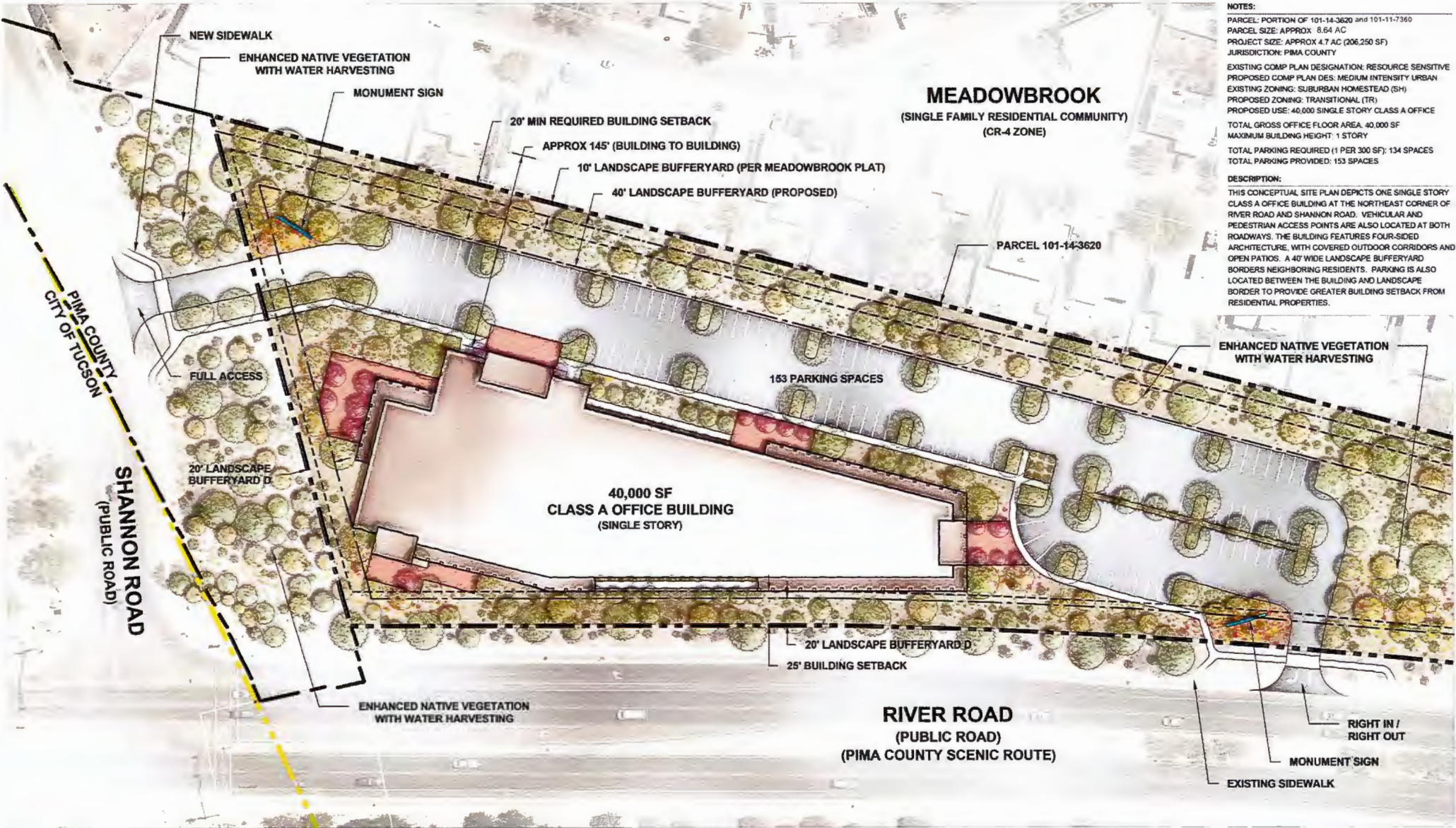
Wednesday, July 10, 2019

6:30 PM to 8:00 PM

**Pima County Natural Resources, Parks and Recreation – Main Conference Room
3500 W. River Road, Tucson, AZ 85741**

Enclosed is a preliminary development plan demonstrating the overall project layout illustrating the basic conceptual design of the site with the proposed building, paved areas, access points, and perimeter bufferyards.

We encourage your attendance at the neighborhood meeting, or you may contact us through email with any questions you may have. Our phone number is 520-724-8800.



RIVER AND SHANNON CLASS A OFFICE

PROJECT: PCD-19 DATE: 06/26/19
FILE NAME: PCD-19_STEP PLAN_FINAL.DWG
THIS DRAWING IS FOR PLANNING PURPOSES ONLY



River Road Rezoning Neighborhood Meeting July 10, 2019
Sign-In Sheet

[illegible]



Neighborhood Meeting Summary
Rezoning Case No. P19RZ000006
Northeast corner River Road/Shannon Road

Meeting Date, Time and Location: July 10, 2019 at 6:30 pm at the Natural Resources, Parks and Recreation - Main Conference Room, 3500 W. River Road, Tucson, AZ 85741

Meeting Invitation & Mailing: All properties within 300 feet of the site were mailed an invitation to the meeting along with a color copy of the preliminary development plan.

Attendance: Five individuals attended the meeting.

Synopsis: Mark Holden, with Pima County Planning welcomed the attendees and made a presentation using the color exhibits (2 page preliminary development plan) and the overhead projector demonstrating the aerial photography of the proposed location and the local area. Copies of the site analysis were also available. Mark discussed the timing of the rezoning and presented the factual basis of the rezoning process including the scheduled date for the Planning and Zoning Commission hearing of August 7, 2019. Following his presentation, he opened the meeting for general discussion and questions.

Neighborhood Comments and Concerns: The attendees had concerns regarding the water shed in the general area of the Meadowbrook Subdivision stating that at peak flows, Shannon Road becomes under water and impassable. They further discussed the flows within the subdivision that cause their streets to be under water. Downstream drainage and impacts were the primary concern.

There was generalized conversation about the access to the site and whether, if, in the future, the developer may allow for an access point from the subdivision to River Road may be allowed, near the eastern portion of the site in which Pima County agreed that if consensus from the Home Owners Association were to allow that, consideration of such would be given considering the limited access the subdivision has today.

There was concern that the developer would obtain the rezoning and not build in conformance with the preliminary development plan. Pima County staff discussed the purpose of the preliminary development plan and how any substantial change would be required to go before the Planning and Zoning Commission and the Board of Supervisors, with neighborhood notification.

The meeting concluded at approximately 7:30 pm.

From: noreply@server.mailjol.net on behalf of [allForms](#)
To: [DSD Planning](#)
Subject: Application For Rezoning or Specific Plan
Date: Monday, July 22, 2019 11:30:37 AM

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.

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	Pima County Regional Flood Control District
Owner Address	201 N. Stone Ave.
Owner City	Tucson
Owner State	AZ
Owner Zipcode	85701
Owner Phone	520-724-8800
Owner_Email	terri.tillman@pima.gov
Applicant Name	Pima County
Applicant Address	201 N. Stone Ave.
Applicant City	Tucson
Applicant State	AZ
Applicant Zipcode	85701
Applicant Phone	520-724-8800
Applicant_Email	
Property Address	5678 N. Shannon Road
Property Parcel Number	101-14-3620, 101-11-7360
Property Acreage	8.64
Property Present Zone	SH
Property Proposed Zone	TR
Policies	Rezoning Policies
FTP-Link	
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	01-Jul-2019

More Information about this submission and submitter	
Submission ID	11201334
Date & Time	22nd Jul 2019 11:30 AM
Form Location	https://web1.pima.gov/applications/rezoning/
IP Address	159.233.35.8
Browser Info	Mozilla/5.0 (Windows NT 6.3; WOW64; Trident/7.0; rv:11.0) like Gecko
Predicted Country	United States



PIMA COUNTY

DEVELOPMENT SERVICES

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: Property is owned by
Pima County Regional Flood Control District



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.