

AGENDA MATERIAL

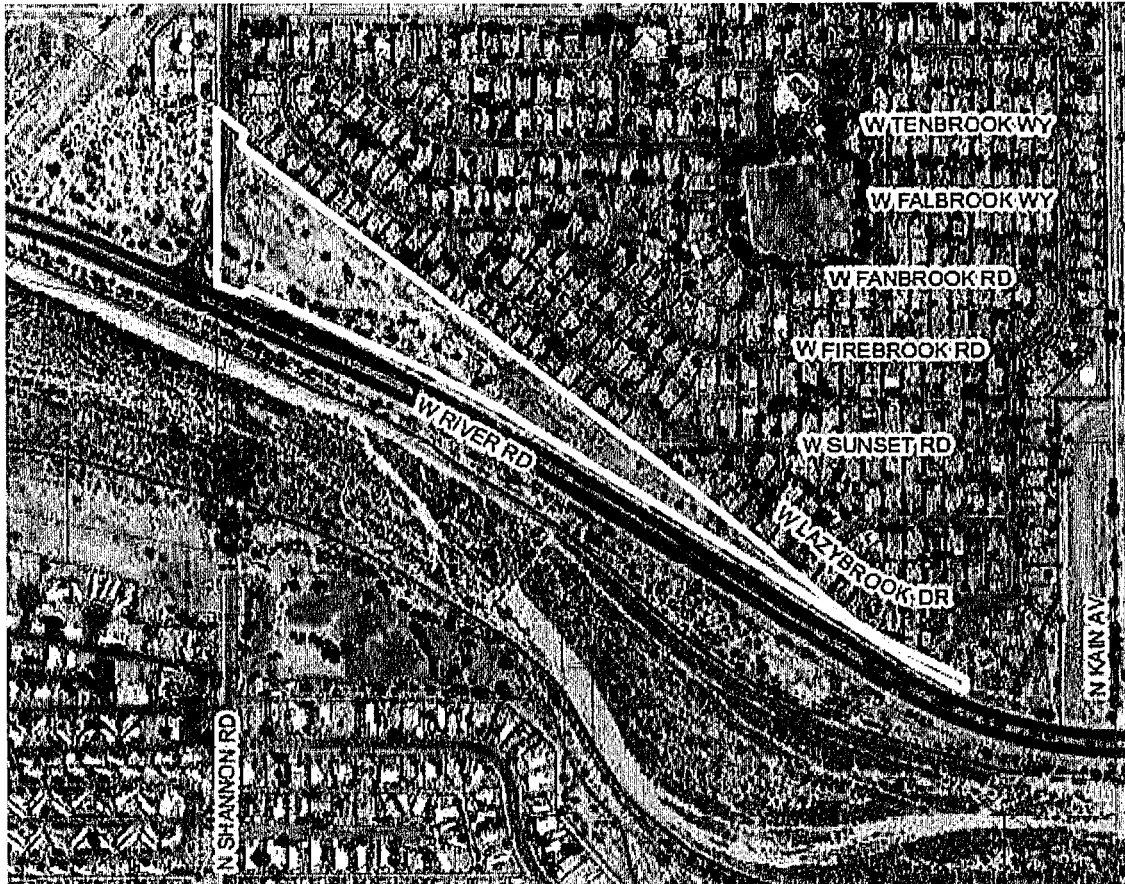
DATE 9/17/19 ITEM NO. RA 24

P19RZ00006

Pima County - W. River Road Rezoning A Site Inventory & Land Use Proposal

5678 N. Shannon Road, Tucson, Arizona
(Parcel Codes 101-14-3620 and 101-11-7360)
Northeast corner of W. River Road and N. Shannon Road

Rezoning request from SH (Suburban Homestead) to TR (Transitional) Zone



Property Owner: Pima County Flood Control District

Prepared by:

Pima County Public Works Departments:
Development Services, Planning Division
Regional Flood Control District
Department of Transportation
Regional Wastewater Reclamation Department
Office of Sustainability and Conservation
Cultural Resources

July 29, 2019

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INTRODUCTION

Pima County owns an approximately 8.6-acre surplus property located at the northeast corner of the intersection of W. River Road and N. Shannon Road (parcels 101-11-7360 and 101-14-3620) identified for possible economic development uses. The property has frontage on River Road and Shannon Road, access to utilities, and will be located less than a mile from Interstate 10 when the Sunset Road extension to River Road is completed – construction of the extension is expected concurrently with planned I-10 widening and improvements in the early 2020s. The rezoning proposal to TR (Transitional) zoning is planned for semi and professional office uses.

PART I - SITE INVENTORY

I-A. LAND USES

1. Location and Regional Context

The rezoning site is comprised of two parcels (approx. 8.64 acres total) owned by Pima County: APN# 101-11-7360 (addressed as 5678 N. Shannon Road) and 101-14-3620, located in Sections 9 and 16, Township 13 South, Range 13 East, in unincorporated Pima County. The site is a triangular-shaped parcel located northeast of the intersection of W. River Road and N. Shannon Road, and is about 2500 feet in length along River Road and 425 feet at its widest along Shannon Road.

The rezoning site is surplus property from the realignment of the River Road ROW in 2007. The site is zoned SH Suburban Homestead – although River Road and the Rillito River still have remnants of rural residential zoning and uses under SH, the region is characterized by residential subdivisions with retail and commercial services located at major intersections. There are also public parks, drainage infrastructure into the Rillito River, and the Pima County Natural Resources, Parks and Recreation (NRPR) office located about a half-mile to the west. Given the proximity to existing infrastructure, the site is a candidate for infill for economic development. (Exhibit 1-A.1: Location/ Regional Context)

2. Existing On-site Land Uses

The rezoning site is vacant and undeveloped. Much of the site appears to have been cleared prior to and during Rillito River bank stabilization and River Road construction. The site is showing signs of early vegetative recovery and there are also undisturbed portions of the site with mature desert trees. (Exhibit I-A.2: Existing On-Site Land Uses)

3. Existing Easements

There is a 30-foot-wide public sewer easement located in the south-eastern half of the property and a 10'x10' easement for an ADEQ well. No additional easements have been identified on-site, but potentially exist. (Exhibit I-A.3: Existing Easements)

4. Comprehensive Plan Designation and Surrounding Area

The rezoning site is within the Catalina Foothills Comprehensive Plan Planning Area. The site has Medium Intensity Urban (MIU) Comprehensive Plan land use designation. The MIU designation is for a mix of medium density housing types (attached dwellings, garden apartments, single family residences) as well as non-residential uses (office, medical office, hotel). The designation was amended from Resource Sensitive (RS) by the Board of Supervisors on May 21, 2019 (case P18CA00007). (Appendix A)

The Meadowbrook Subdivision and other residential development to the north has Medium Low Intensity Urban (MLIU) land use designation, for a mix of medium density single family and lower density attached dwelling units. The Rillito River corridor to the south has Resource Sensitive (RS) land use designation, for areas with environmentally sensitive characteristics close to public preserves and environmentally sensitive areas. Areas further south in Flowing Wells and east along River Road have Higher Intensity Urban (HIU) land use designation for medium to high density housing (high density single family housing, townhomes, apartments) and office, hotel and research and development uses.

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Exhibit I-A.1: Rezoning Location / Regional Context

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Exhibit I-A.2: Existing On-Site Land Uses

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Exhibit I-A.3: Existing Easements (NOTE: other easements potentially exist on the site)

Lands annexed by City of Tucson are immediately to the west. (Exhibit 1-A.4: Comprehensive Plan Land Use Designations)

The proposed rezoning is supported by Comprehensive Plan goals policies for the Focused Development Investment Area (FDIA) Element of the plan, identifying areas particularly suitable for multi-modal transportation, infrastructure expansion, and improvements designed to support a variety of uses. Goal 2 of the element – improve the county through revitalization and redevelopment efforts – includes a stated policy to utilize infill development to strengthen existing neighborhoods, create higher density to support services, increase the tax base, and make communities more efficient. Goal 3 of the element – develop, implement and adopt effective infill, redevelopment and revitalization – also includes a policy to support a public-private approach to accelerate infill, redevelopment and revitalization. The site is also immediately north of the Flowing Wells community and the Chuck Huckelberry Loop Trail, both also designated as FDIAs.

The site is covered by Special Area Policy S-18B, Floodplain Management – Rillito Creek Overbank Storage Special Area Policy. Proposed improvements in floodplain designated for overbank storage located between La Cholla Boulevard and the Southern Pacific Railroad on Interstate 10 shall not unreasonably diminish existing overbank storage volumes.

The site is also covered by Rezoning Policies from the Comprehensive Plan amendment case on the site in 2019 – these will be addressed in Part II-Land Use Proposal.

5. Surrounding Land Uses

The rezoning site is zoned SH Suburban Homestead, a rural residential zone. SH zoning extends further to the south and eastward along River Road and the Rillito River corridor – there are still some remnant rural land uses found along River Road. The Meadowbrook Subdivision and development further to the north is zoned CR-4 Mixed-Dwelling Type, with single family subdivided residential development. There is a small area zoned CPI Campus Park Industrial, for the Joint Technological Education District (JTED) campus located on Shannon Road. Further to the south, Flowing Wells is primarily zoned MU Multiple Use, with a mix of small-lot residential, commercial and industrial uses. The area immediately to the west, county-owned parks and drainage infrastructure, has been annexed into the City of Tucson.

a. Existing On-Site and Off-Site Zoning & Land Use Designations

| | Zoning | Comprehensive Plan Designation |
|----------------|--|--------------------------------|
| Rezoning Site | SH Suburban Homestead | MIU |
| North and East | CR-4 Mixed-Dwelling Type Zone | MLIU |
| South | SH Suburban Homestead | RS |
| West | SH Suburban Homestead (City of Tucson) | n/a |

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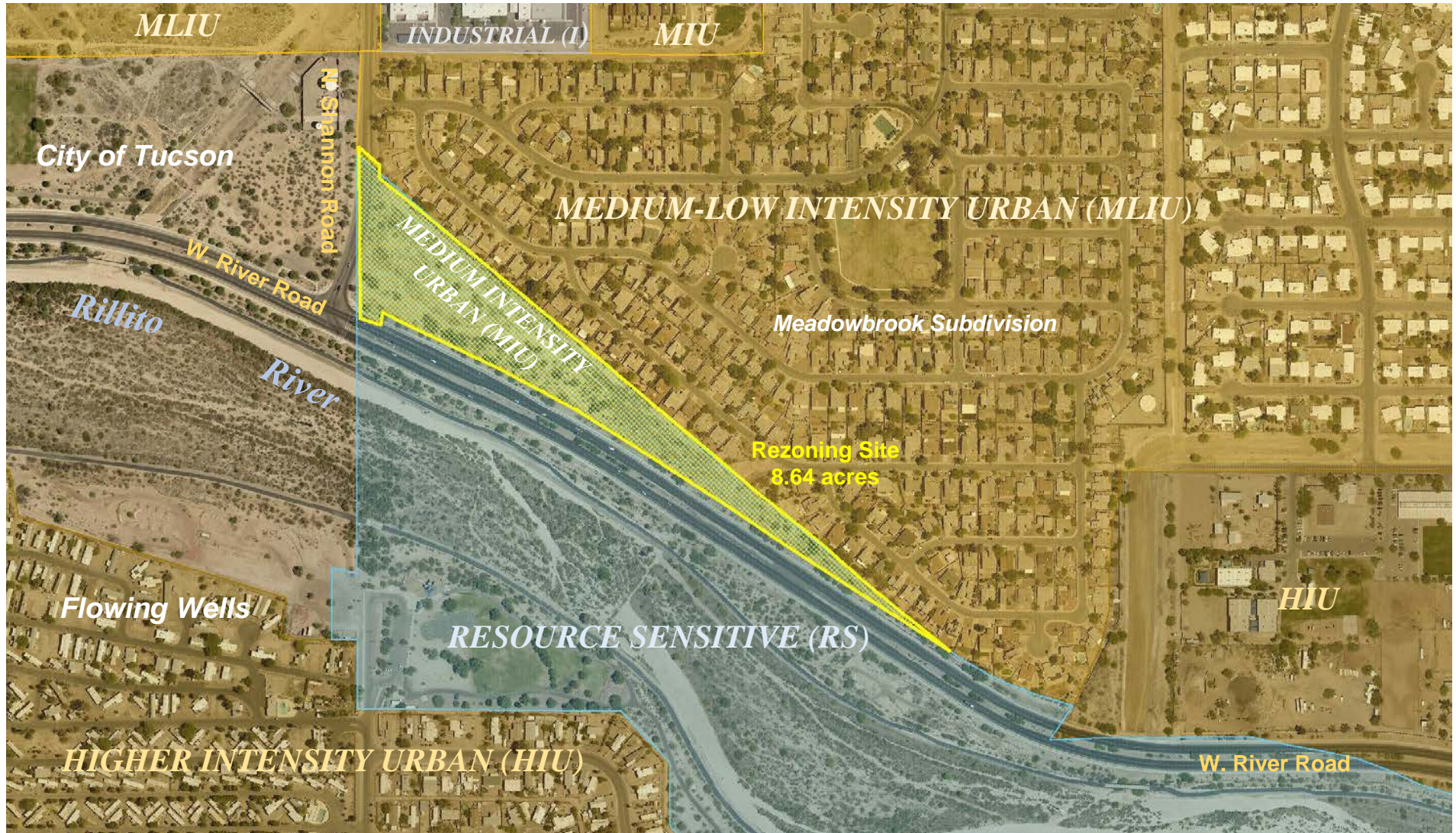


Exhibit I-A.4: Comprehensive Plan Land Use Designations

b. Existing Off-Site Uses

| | |
|----------------|---|
| North and East | Meadowbrook Subdivision |
| East | Regional Flood Control District properties for maintenance of Nanini Wash bank protection |
| South | W. River Road, Chuck Huckelberry Loop Trail, Rillito River |
| West | N. Shannon Road, trailhead parking for Loop Trail, vacant land |

6. Pending Rezoning, Plats, Development Plans

There are no pending or approved subdivision plats or development plans on the rezoning site, and no recent rezonings within about a mile of the site.

I-B. TOPOGRAPHY AND GRADING

1. Topographic Characteristics

The rezoning site's topography is relatively flat and gently sloping to the west, ranging from about 2040 feet in elevation at Shannon Road, to 2050 feet in elevation at the site's east end. (*Exhibit I-B: Topography and Grading*)

a. Restricted Peaks and Ridges

There are no restricted peaks and or ridges, as identified in Section 18.61 of the Pima County Zoning Code, on-site or within the site vicinity.

b. Rock Outcrops

There are no rock outcrops on-site.

c. Slopes of 15% or greater

There are no slopes of 15% or greater on the site.

d. Other Significant Topographic Features

There is a small ridge located mid-site and adjacent to River Road which appears to have been undisturbed and still maintains an area of mature desert trees.

e. Existing On-site Grading

The rezoning site appears to have been crisscrossed by a network of unpaved roads (from 1998 aerial photography) and mostly cleared during the Rillito River bank stabilization and River Road construction (around 2000). From historic photos, it appears larger trees and vegetation remained throughout historic grading and continued to be mapped as Regulated Riparian Habitat. Other cleared areas have since seen recovery of a number of species of shrubs and grasses.

2. Predevelopment Average Cross Slope

Average Cross-slope = **3%**

Contour Interval = 2 foot elevation contours

Parcel or Cross slope Contour Length: 5116.7

Parcel or Cross Slope Area: 328,642 square feet

$(2 \times 5116.7 \times 0.0023) / 7.54 \text{ ac.} = 3.12\%$

I-C. HYDROLOGY

1. Off-site Watersheds

No offsite flows impact the rezoning site boundary. Drainage improvements associated with River Road and Nanini Wash bank protection and storm drain outlet serving Meadowbrook Subdivision direct flows adjacent to or under the site.

P19RZ00006 Pima County – W River Road Rezoning



Exhibit I-B: Topography and Grading (*contour interval = 10 feet*)

Minor drainage at the east boundary flows away from the parcel to the east and south. Drainage from the Meadowbrook Subdivision to the north, including the 100 CFS indicated on the plat in between lots 506 and 507 at the intersection of Lazy Brook Drive and Sunset Road, flows into drainage infrastructure constructed with the River Road Bank Protection under the site. Final plans will include location of the infrastructure and uses and grading allowed in the vicinity of the Meadowbrook outlet and storm drain.

The site is not impacted by Federal Emergency Management Agency (FEMA) Special Flood Hazard Area in which insurance is required for federally backed mortgages. The eastern portion of the site to remain undeveloped and a section along River Road is within FEMA Shaded Zone X. There is also Pima County Regulated Riparian Habitat designated as important Riparian Area associated with and roughly corresponding to this floodplain.

2. On-site Hydrology

The rezoning site is a remnant parcel created with the realignment of the River Road ROW in 2007 and is undeveloped. The slope of the site is generally less than 1% from southeast to northwest parallel to River Road and flows across the site are generally from east to west. Flows concentrate at Shannon Road and drain from north to south along the east side of the road alignment.

Soils on the site are generally well-drained. Vegetative cover is disturbed on much of the site although 3.6 acres are classified as Important Riparian Area (IRA) under the Maeveen Marie Behan Conservation Lands System, and are mapped as Xeroriparian 'C' Habitat. The same approximate area within the proposed development envelope is mapped as FEMA 500-year Shaded Zone X Special Flood Hazard Area associated with the Rillito River and FEMA Zone X is also mapped about 400 feet east of the site. The Pima County Regional Flood Control District does not have floodplain use permitting requirements in FEMA 500-year Shaded Zone X floodplain.

An inlet at the northeast corner of the River Road and Shannon intersection was constructed with the River Road - Thornydale Road to Shannon Road (PCDOT project # 4TRCTT). The Final Design Drainage Report for 4TRCTT indicates that this inlet was designed for a 1% chance peak discharge of 48 CFS. The inlet connects to a storm drain system outlet at the Pegler Wash box culvert.

Using PC-Hydro to calculate expected stormwater runoff, the developed portion of the site is 7.5 acres with an additional 0.8 acres downstream of the site immediately adjacent to Shannon Road that drains to the inlet at the intersection. The anticipated 1% chance peak discharge at the inlet is 21 CFS in existing conditions. The difference between this value and the roadway design value (48 CFS) appears to result from analysis of a larger watershed area than what currently drains to the inlet. There is additional capacity at the inlet to allow additional flows, if necessary.

Below is a list of the pertinent site hydrology items:

- a. Nanini Wash channel, east of and adjacent to the site, is designated FEMA Zone A with a regulatory discharge of 2246 CFS.
- b. Rillito River is designated FEMA Zone AE but areas associated with the banks, including portions of the site, are FEMA Shaded Zone X.

- c. Drainage from Meadowbrook Subdivision enters the 100 CFS concentration point and leaves the site through a subterranean storm drain system.
- d. The site includes approx. 3.6 acres of IRA, which is mapped as Pima County Regulated Riparian Habitat (Xeroriparian 'C').
- e. Generally shallow overland flow of 21 CFS drains eastward toward Shannon Road, then south to the existing on-site storm drain inlet through a subterranean storm drain system which discharges to the Pegler Wash.
- f. There are no lakes, ponds, wetlands, springs, or perennial surface water onsite.

3. Hydrology and Downstream Drainage

Off-site drainage from Meadowbrook Subdivision flows through a subterranean storm drain system which crosses River Road through two culverts and drains into the Rillito River in a bank protected reach.

Local site flows are conveyed to the existing storm drain inlet at the northeast corner of the River and Shannon intersection. The 1% chance storm event capacity of this inlet is 48 CFS.

The site is not within a Critical Basin and downstream infrastructure is adequate.

(Exhibit I-C: Site Hydrology)

I-D. BIOLOGICAL RESOURCES

1. Maeveen Marie Behan Conservation Lands System (MMBCLS): in addition to the 3.6 acres of IRA, the rezoning site contains about a quarter-acre of Multiple Use Management Area under the MMBCLS, located near Shannon Road. The site is not within any Special Species Management Area designation, or within or adjacent to any of the six Critical Landscape Connections. (Exhibit I-D.1: Biological Resources [Maeveen Marie Behan Conservation Lands System])
2. The site does not fall within the Priority Conservation Area (PCA) for the cactus ferruginous pygmy-owl, western burrowing owl, Pima pineapple cactus or needle-spined pineapple cactus.
3. The entire site was surveyed on June 12, 2019. No saguaro cacti or ironwood trees were found. A list of the major floral species on the site is attached (Appendix B).
4. The site is not a Habitat Protection or Community Open Space priority acquisition property.
5. The site appears to have been mostly cleared for Rillito River bank stabilization and River Road construction – many of the plants found on the site are 'pioneer' species that colonize disturbed areas, such as cheesebush, creosote bush, desert broom, globe mallow, saltbush and turpentine bush, and non-native invasive species like Bermuda grass, buffelgrass and tumbleweed. There is an undisturbed area with mature mesquite, acacia and palo verde trees.
6. There is a 20-foot-wide irrigated landscape buffer along River and Shannon Roads, which include desert spoon, jojoba, sage, hackberry and mature trees (mesquite, desert willow, sweet ball acacia).

P19RZ00006 Pima County – W River Road Rezoning

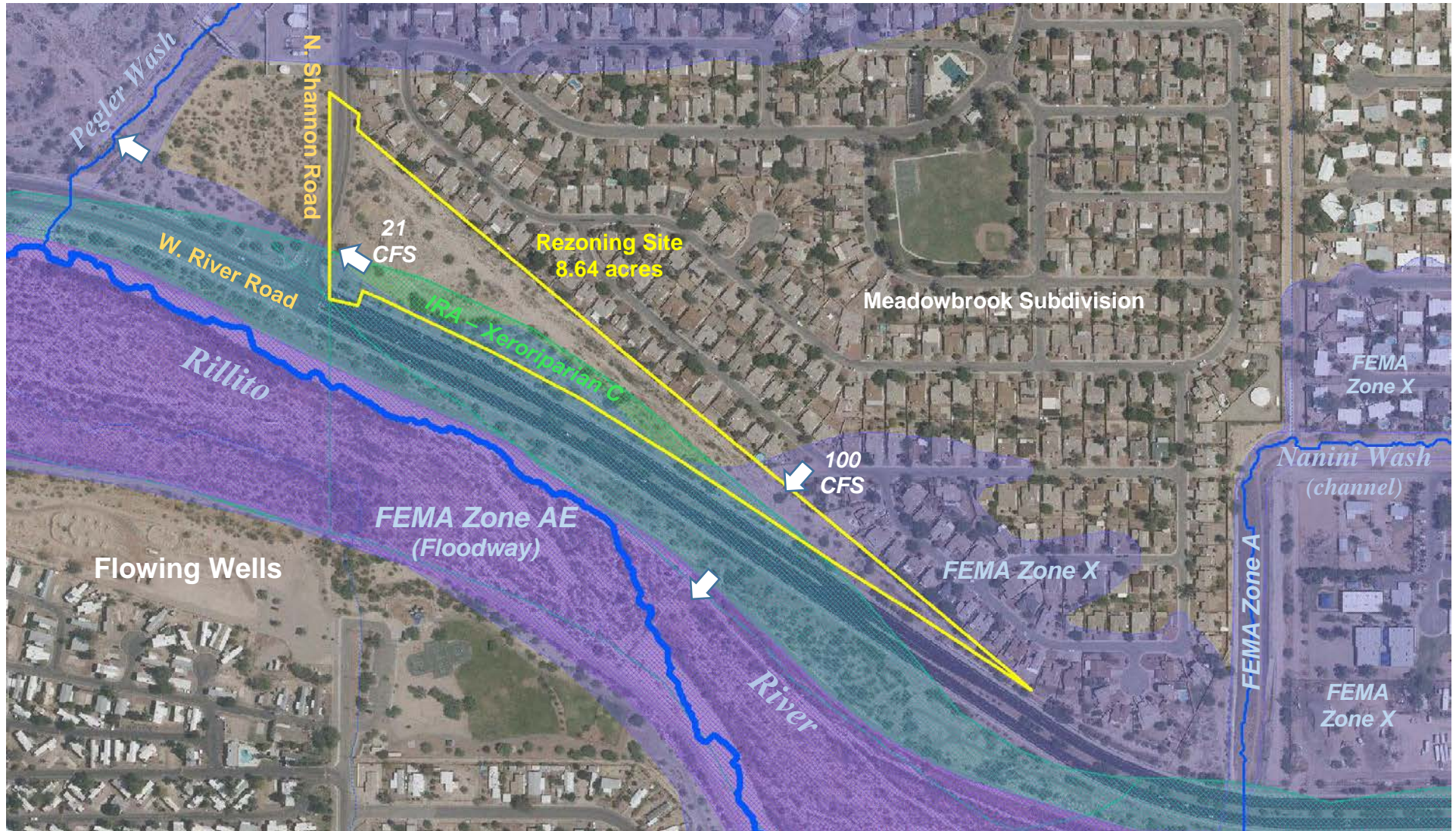


Exhibit I-C: Site Hydrology