

P19RZ00006 Pima County – W River Road Rezoning



Exhibit I-D 1: Biological Resources [Maeveen Marie Behan Conservation Lands System]

The River Road Extension La Cholla Boulevard to Thornydale Road Environmental Assessment (WestLand Resources, Inc., January 1998) also states that standard revegetation methods using native species will result in increased vegetation, but it is unknown whether this site specifically was revegetated.

7. The Meadowbrook Subdivision Plat (July 1987) displays a dedicated 10-foot private landscape buffer on the south side of the subdivision's southern patio wall. The buffer is intermittently landscaped along the length of the wall.
8. The Sonoran Desert Conservation Plan MapGuide characterizes the vegetative communities on the site as Sonoran Riparian Scrub across the isolated area of mature trees abutting River Road, Palo Verde / Mixed Cacti on the east end, and Low Elevation Valley Floor across most of the site. (Exhibit I-D.2: Biological Resources [Vegetative Communities]).

I-E. TRANSPORTATION

1. Existing / Planned Off-Site Streets

a. Existing Right-of-Way Width

The site is located at the northeast corner of the Shannon Rd./River Rd. intersection. The parcel is located within unincorporated Pima County. River Road heading east of the intersection is under the jurisdiction of Pima County Department of Transportation. The intersection and River Rd. heading west 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; River Road is a Major and Scenic Route identified as Medium Volume Arterial with a planned and existing 150-foot 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-foot right-of-way. (Exhibit I-E.1: Existing Off-Site Streets)

b. Number of travel lanes, capacity, and posted speed limits

Shannon Road

Shannon Road is a two lane rural cross section with the capacity of 14,300 average daily trips (ADT) and has a posted speed limit of 35 mph.

River Road

River Road is a 4 lane divided urban cross section with a capacity of 37,200 average daily trips (ADT) with a posted speed limit of 45 day /40 night mph.

c. Present Average Daily Trips (ADT)

Shannon Road

Per Pima Association of Government (PAG) 2018 counts, Shannon Rd. has an 6,476 ADT

River Road

Per Pima Association of Government (PAG) 2018 counts, River Rd. has an 10,186 ADT

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Exhibit I-D 2: Biological Resources [Vegetative Communities]

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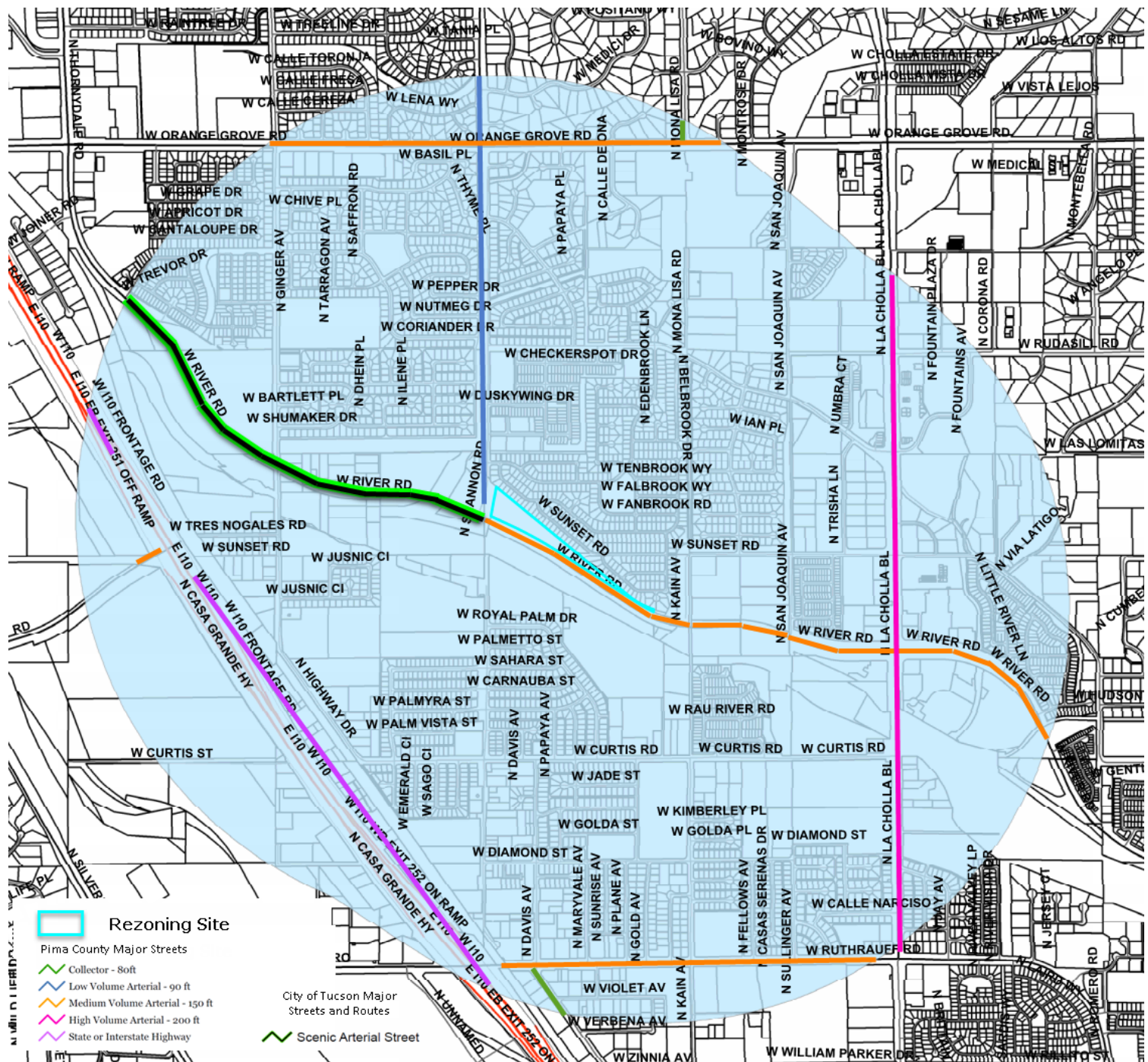


Exhibit I-E.1: Existing Off-Site Streets

d. **Existing bicycle and pedestrian ways**

Shannon Road adjacent to the site has a paved shoulder on both sides that bicycle riders can use. There are no sidewalks located on Shannon Road. River Road adjacent to the site includes both a designated bicycle lane as well as sidewalks on both sides.

e. **Public Roadway improvements scheduled within 5 years**

There are no City of Tucson or Pima County planned improvements scheduled for the adjacent roadway network within the next 5 years.

2. **Distance to existing drives and signalized intersections**

Major Road	Intersecting Road	Approximate Distance from site	Jurisdiction Maintained
River Rd	Shannon Rd	Adjacent to the site	City of Tucson
River Rd	San Joaquin Ave	4,300 feet	Pima County
River Rd	La Cholla Blvd	1.05 miles	Pima County
Shannon Rd	Sandbrook Ln	200 feet	Pima County
River Rd	Samantha Grove Dr	5,000 ft	City of Tucson
River Rd	Commercial shopping center	1.3 miles	Town of Marana
River Rd/ Thornsdale Rd	Orange Grove Rd	1.45 miles	Town of Marana

(Exhibit I-E.2: Existing Off-Site Street Intersections)

3. **Public Transit**

Sun Shuttle Route #412 runs along the River Road corridor and stop #4 is located adjacent to the parcel boundary as shown below Exhibit I-E.3: Public Transit. As the route heads northbound on Shannon Rd. there are flag stops incorporated in the route.