

P19RZ00006 Pima County – W River Road Rezoning

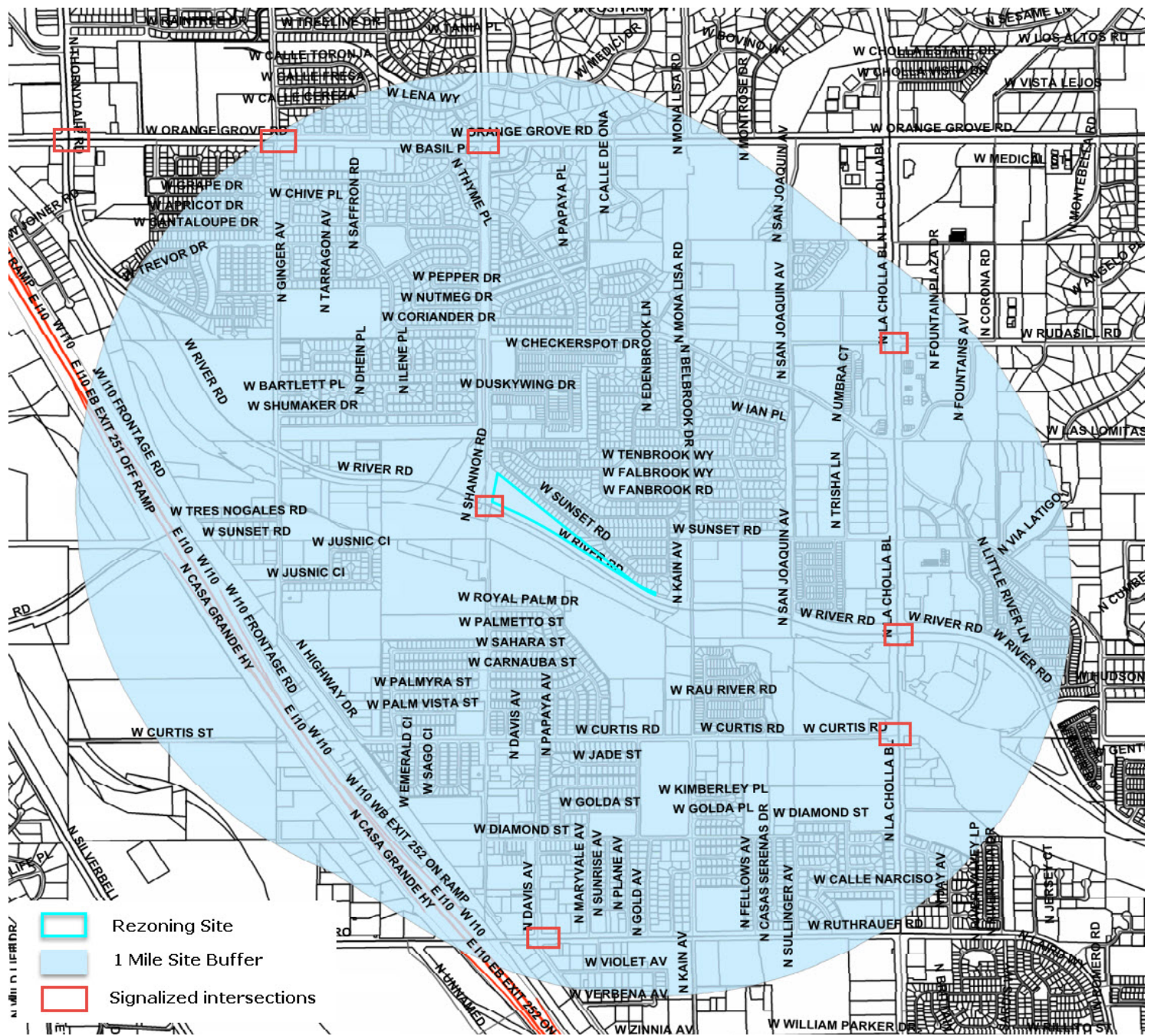
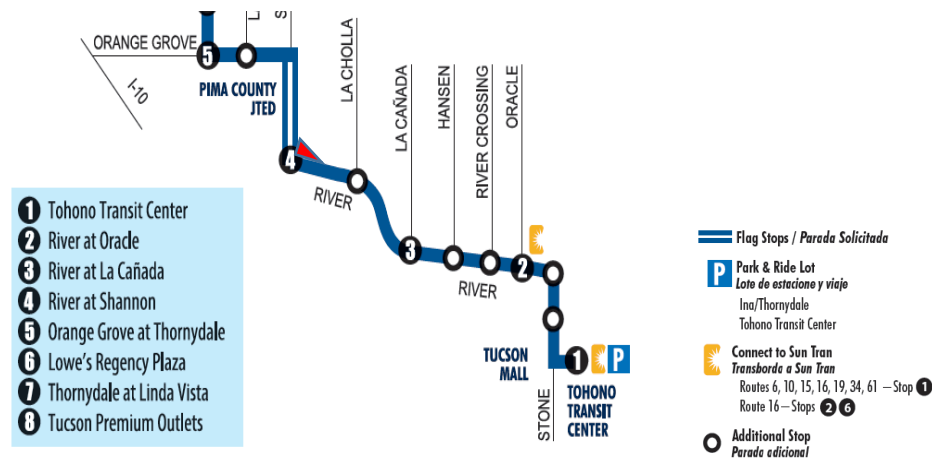


Exhibit I-E.2: Existing Off-Site Street Intersections

Exhibit I-E.3: Public Transit

SunTran Sun Shuttle Route #412



I-F. SEWERS

1. Existing Public Sewer

The subject property is within the Pima County Regional Wastewater Reclamation Department (RWRD) service area and is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor (NRI). The 39" NRI traverses the southeastern half of the site and is located within a 30-foot-wide sewer easement. The interceptor enters the site from the east and runs westerly for the length of approximately 200 feet before it exits the property along the southern boundary. The interceptor then runs across W. River Road. The conceptual site plan shows no building structures or parking areas in the southeastern half of the development that could potentially impact the sewer interceptor.

An existing 8" public sewer line located a little over 200 feet to the north of the property within the Shannon Road right-of-way could provide a gravity connection to the property. Connecting to the large-diameter NRI would probably create odor issues and is not recommended. (*Exhibit I-F: Existing Public Sewers*)

2. Site Constraints for Sewer

The rezoning site will connect to an existing gravity sewer served by RWRD. There are no known constraints to utilizing gravity sewer to serve the subject property.

I-G. RECREATION

1. Existing Recreational Facilities On-site and Within 1 Mile

There are no established parks or recreation areas on the subject site. Pima County GIS Maps show a number of parks and recreation areas within one mile of the site. These include a Pima County managed park in the subdivision to the northeast (Meadowbrook Park), parks a quarter-mile to the west off River Road (Dan Felix Memorial Park soccer fields and Pegler Recreation Area), and parks about two-thirds of a mile to the north (Wildwood Neighborhood Park and Casas Adobes Park). The river bottom is also considered a park (Rillito River Park).

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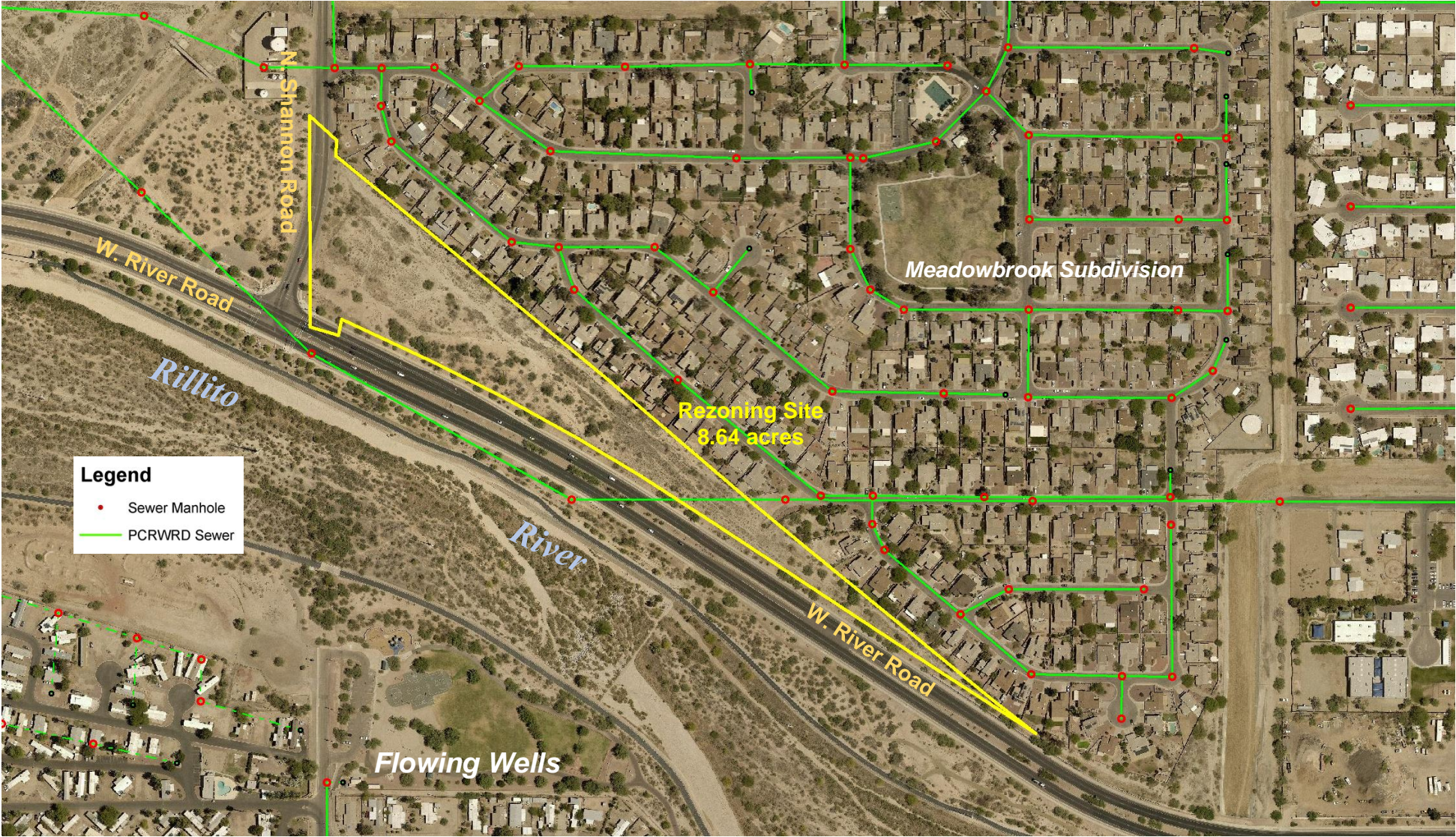


Exhibit I-F: Existing Public Sewers

There are also parks on the opposite side of the Rillito River (Flowing Wells District Park, Curtis Park, Kory Laos Memorial BMX Bicycle Park) but would require crossing the river at La Cholla Boulevard to access.

2. Trail Rights-of-Way

The Pima Regional Trail System Master Plan does not identify any trail rights-of-way on the site. The Chuck Huckelberry Loop Trail runs along the Rillito River just south of River Road, with a designated trailhead parking lot located just across Shannon Road. There are also nature trails (Pima Prickly Park) located at the Pima County NRPR office about two-thirds of a mile to the west off River Road.

(Exhibit I-G: Recreation and Trails)

I-H. CULTURAL RESOURCES: ARCHEOLOGICAL AND HISTORICAL SITES

1. Records Check

An archaeological site records search was conducted by Pima County Office of Sustainability and Conservation. One archaeological site was found to extend onto the subject property. However, this archaeological site was identified in 1938 and mapping of the site may not accurately depicted in the AZSITE spatial database. The results of further archaeological surveys and work in the vicinity reported that the physical remnants of the site no longer exists in the area and likely destroyed by the construction of a housing development in the 1990s.

I-I. COMPOSITE MAP

Exhibit II-A.1: Preliminary Development Plan demonstrates the physical constraints and areas that require special evaluation.

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Exhibit I- : Recreation and Trails

PART II LAND USE PROPOSAL

II-A. PROJECT OVERVIEW

1. Zoning Boundaries

The subject property is proposed for the TR Transitional Zone. The zone provides for some residential uses, as well as assisted living center, child care center, clinic or hospital; college, governmental structure, library or museum; professional or semi-professional office; motel or hotel; and, administrative, engineering, scientific research, design, or experimentation (office park) facility.

2. Project Description

- a. Per Rezoning Policies, the proposed rezoning for the property is for single-story professional or semi-professional office use only.
- b. The original intent of the recent Comprehensive Plan amendment on the site was to provide for the greatest diversity of possible commercial or light industrial uses on the site; restricting the use to professional or semi-professional office addresses neighbors' concerns about adjacent intensive uses while permitting economic development on the site. The proposed development utilizes the widest portion of the site on its west end, which provides enough space for the structure, parking and adequate landscape and buffering of the adjacent neighbors; the easternmost approx. 3 acres of the site will remain in its undeveloped state. Additionally, the west end of the site affords access to both W. River Road and N. Shannon Road.
- c. The Comprehensive Plan land use designation on the site was amended to Medium Intensity Urban (MIU) through case P18CA00007 Pima County-W. River Road Plan Amendment (approved May 21, 2019). MIU designates areas for non-residential uses such as offices, medical offices and hotels, and a mix of medium density housing types. The proposed development meets a number of Comprehensive Plan goals and policies under the Focused Development Investment Areas Element regarding effective infill. The site is located north of River Road and Rillito River bank protection, and thus does not provide overbank storage under Special Area Policy 18-B (Rillito Creek Overbank Storage). And, P18CA00007 Rezoning Policies will be met through site design standards displayed in the Preliminary Development Plan (PDP) or stated in Rezoning Conditions.
- d. Staff conducted extensive outreach with Meadowbrook Subdivision neighbors regarding the proposed uses on the site. The requested Comprehensive Plan designation was changed from Multiple Use (MU) to the less-intensive MIU designation, the rezoning request restricted to TR Transitional to permit only a single-story office, and Rezoning Policies enacted to address separation of proposed use from the Meadowbrook neighborhood.
- e. The greatest impact of the proposed rezoning would be an increase in traffic on W. River Road related to office business, with minor increases on N. Shannon Road. The Rezoning Policies were drafted to help reduce impacts on surrounding neighborhoods; also, there will likely be no impacts to properties south of the Rillito River or to the parks and recreation areas immediately to the west.
- f. The proposed rezoning is an infill project with access to existing infrastructure, services and multi-modal transportation options (car, SunTran shuttle currently serving River and Shannon Roads, bicycling or walking on the Loop Trail).

The proposed structure is also well-oriented for installation of roof-mounted solar energy systems or simple passive solar design (generally east-west orientation, unobstructed south-facing access), and the development site will employ water harvesting to support screening landscaping.

3. Compliance with Zoning Code

The proposed rezoning complies with the Zoning Code. The requested TR Transitional Zone permits professional office (accountant, architect, chiropractist, chiropractor, dentist, engineer, lawyer, naturopath, osteopath, physician, surgeon or land surveyor) or semi-professional office (insurance broker, photographic studio, public stenographer, real estate broker, stockbroker or offices which do not stock or sell wholesale or retail goods).

II-B. PRELIMINARY DEVELOPMENT PLAN

1. Preliminary Development Plan

- a. The west side of the proposed development area on the rezoning site fronts N. Shannon Road (approx. 425 feet in width) and the south side fronts W. River Road (approx. 800 feet in length). The site tapers slightly from west-to-east and the east side narrows to approx. 175 feet in width.
- b. The proposed office (single story, approx. 40,000 square feet in area) will be situated in the southwestern portion of the site.
- c. The developed portion of the rezoning site shall have a 20-foot landscaped Bufferyard 'D' on the south and west sides and a 40-foot landscaped Bufferyard on the north side; the remainder of the site to the east shall remain in its undeveloped state.
- d. The area of the site to the east of the proposed development (approx. 3 acres) will remain in its undeveloped state.
- e. The proposed land use shall be professional or semi-professional office, with associated parking and ingress/egress to River and Shannon Roads.
- f. As the rezoning site is located on the north side of the Rillito River, the only structures within 300 feet of the site are single-family residences in the Meadowbrook Subdivision to the north. There are about eleven 2-story homes within 300 feet of the rezoning site, all located on the southern edge of the subdivision. Only three 2-story homes abut the area proposed for development.
- g. The proposed development will avoid the identified 30-foot-wide public sewer easement located on the site. No additional easements have been identified on-site, however, potentially exist.
- h. There are no overlay zoning districts that cover the rezoning site.
- i. The rezoning site is located on two existing rights-of-way: W. River Road and N. Shannon Road. There are no new public rights-of-way proposed.
- j. Ingress/egress for the site will be from W. River Road (right in/right out only) and N. Shannon Road (full access). There is existing sidewalk on River Road; new sidewalk will need to be constructed on Shannon Road. The Huckelberry Loop Trail is also located on the south side of W. River Road and could also provide access to the site.
- k. SunTran currently operates the #412 Sun Shuttle route between the Tohono Tadaí Transit Center on N. Stone Ave. and the outlet mall at I-10 and Twin Peaks Rd., which passes the site on W. River and N. Shannon.
- l. There are no trail rights-of-way proposed for the rezoning site.

- m. Drainage features: the eastern portion of the site impacted by a regulatory watercourse conveyed within drainage infrastructure is to remain natural and/or be enhanced with riparian mitigation and water harvesting.
- n. Drainage improvements: new impervious areas, including building and parking lots, will be designed to direct flows to water harvesting basins to sustain landscape and riparian mitigation plants.
- o. On-site wastewater treatment and disposal (i.e., septic system) is not proposed for the rezoning site.
- p. There are no other significant features.

2. Preliminary Development Plan Support Data

- a. The gross floor area of the proposed office is 40,000 square feet.
- b. The maximum height is restricted to 24 feet and one story to the highest point of the structure.
- c. There is one office building and no residential units.
- d. Residential density does not apply to this project.
- e. The site will have a 20-foot landscaped Bufferyard 'D' on its south (River Road) and west (Shannon Road) sides; there will be a 40-foot landscaped bufferyard on the north side (which includes the 10-foot Meadowbrook landscape bufferyard per the subdivision plat) to provide additional buffering for the adjacent neighbors.
- f. The easternmost 3 acres of the site shall be left in its undeveloped condition.
- g. There are 153 parking spaces planned for the office.

(Exhibit II-A.1: Preliminary Development Plan)

II-C. TOPOGRAPHY AND GRADING

1. Development and Mitigation on Steep Slopes

There will be no finished slopes of 15% or greater on the project site.

2. Hillside Development Zone Natural Areas

The Hillside Development Zone does not pertain to this finished project.

3. Disturbed, Revegetated, Natural Areas

The westernmost approximately 5 $\frac{1}{3}$ acres of the site will be mostly disturbed, with the exception of the 40-foot enhanced landscape buffer and 10-foot Meadowbrook Subdivision private landscape buffer and any vegetation preserved in-place in the bufferyards. The remaining eastern portion of the property (approx. 3 acres) will remain undisturbed.

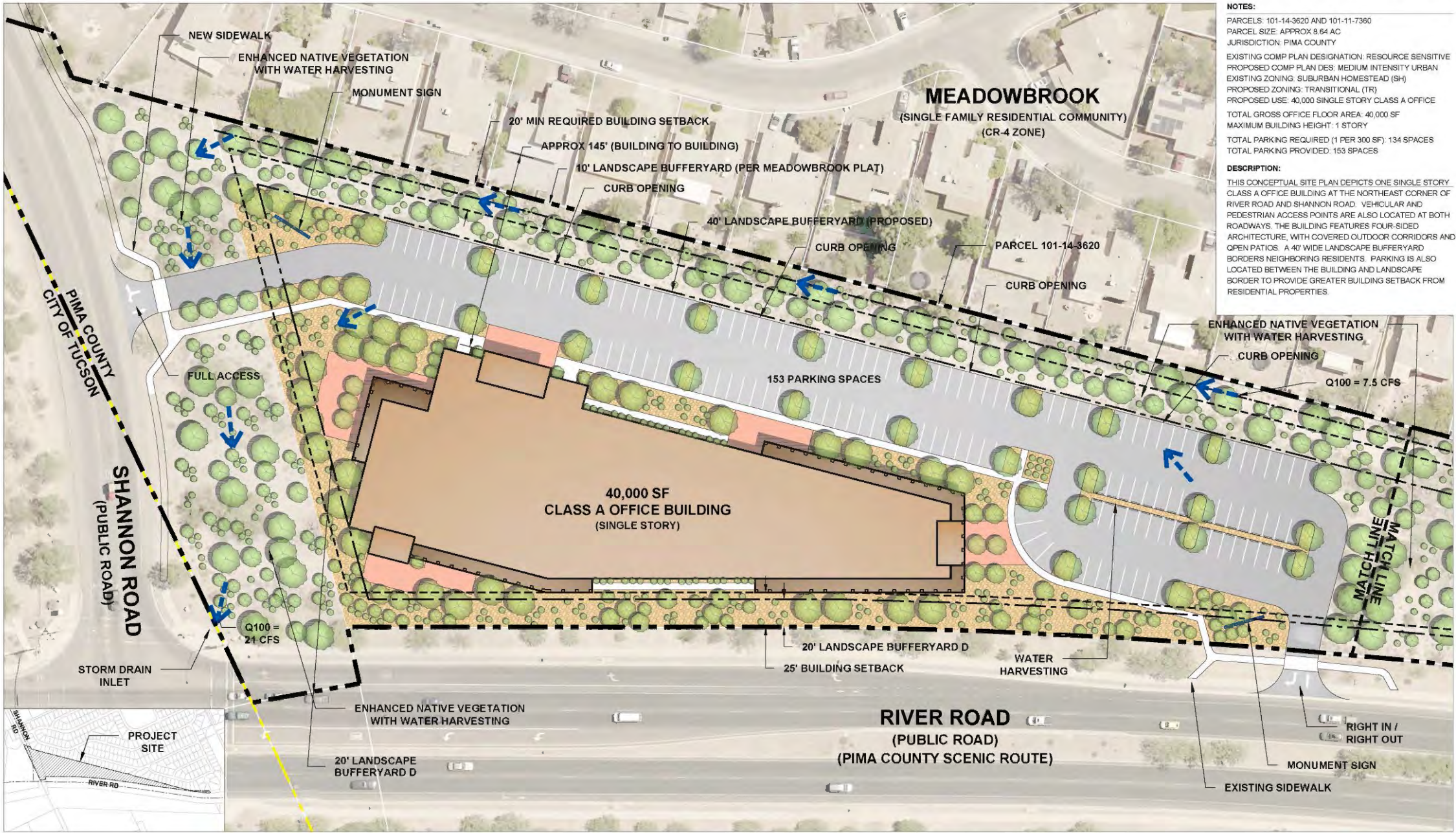
4. Grade Change

There will not be any areas where the natural grade will be changed by more than five feet by cut or fill. It is anticipated that the maximum grade change from natural will be less than five feet.

II-D. HYDROLOGY

1. Post Development On-Site Hydrology

Evaluation of runoff under developed conditions includes building roof drainage and drainage from the remainder of the site. The building is expected to generate a peak discharge of 10 CFS in a 1% chance storm and the parking area and bufferyards are expected to generate 31.5 CFS.



RIVER AND SHANNON CLASS A OFFICE