**BOARD OF SUPERVISORS AGENDA ITEM REPORT** 



Requested Board Meeting Date: October 15, 2019

Title: P19CA00004 HIGINIO - N. CAMINO DE OESTE PLAN AMENDMENT

## Introduction/Background:

The applicant is requesting an amendment of Pima County Comprehensive Plan land use designation from Low Intensity Urban 3.0 (LIU-3.0) to Medium Intensity Urban (MIU) for approximately 9.77 acres located at the northwest corner of W. Massingale Road and N. Camino de Oeste. Applicant proposes a future rezoning for a single-family residential subdivision.

## **Discussion:**

MIU designates areas for a mix of medium density housing types, as well as non-residential uses. The amendment site is in an area of increasing residential development in northwest Tucson. This site is along Camino de Oeste which is a designated Major Street on the Major Streets and Routes Plan. The amendment request complies with the following growing smarter acts: (1) Direct development towards existing communities by maximizing its development in public infrastructure. (2) Makes an additional contribution towards the necessary growth to justify the extension of nearby multi-modal transportation. The amendment site is located outside of the Maeveen Marie Behan Conservation Lands System (CLS).

## **Conclusion:**

Amending the land use designation to Medium Intensity Urban allows a rezoning for higher density residential uses.

## **Recommendation:**

Staff recommends APPROVAL of the comprehensive plan amendment. The Planning and Zoning Commission recommends APPROVAL of the comprehensive plan amendment subject to the addition of rezoning policy: Site to be used for single-family residential.

## Fiscal Impact:

N/A						
Board of Supervisor District:						
⊠ 1	□ 2	□ 3	□ 4	□ 5		
Department: Development Services Telephone: 724-8800						
Contact: Donna Spicola, Planner				Telephone: 724-9513		
Department Director Signature/Date:						
Deputy County Administrator Signature/Date: 9/20/19						
County Administrator Signature/Date: C. Dullelberry 9/20/19						



TO: Honorable Ally Miller, Supervisor, District 1

- FROM: Chris Poirier, Deputy Director (cm ) 7079005C
- DATE: September 19, 2019

## SUBJECT: P19CA00004 HIGINIO - N. CAMINO DE OESTE PLAN AMENDMENT

The above referenced Comprehensive Plan Amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY**, **OCTOBER 15**, **2019** hearing.

- **<u>REQUEST</u>**: For a comprehensive plan amendment of approximately 9.77 acres from Low Intensity Urban 3.0 (LIU-3.0) to Medium Intensity Urban (MIU), located north of W. Massingale Road and addressed as 7701 N. Camino de Oeste.
- OWNER: Higinio Avilez 7701 N. Camino de Oeste Tucson AZ 85741
- AGENT: Projects International, Inc. c/o Jim Portner 10836 E. Armada Lane Tucson AZ 85749

1

DISTRICT:

STAFF CONTACT: Donna Spicola, Planner

**PUBLIC COMMENT TO DATE:** As of September 19, 2019, staff has not received written public comments regarding the proposed comprehensive plan amendment.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO REZONING POLICY (6-0; Commissioners Bain, Cook, Maese and Matter were absent).

#### STAFF RECOMMENDATION: APPROVAL.

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

TD/DS/ar Attachments



## **BOARD OF SUPERVISORS MEMORANDUM**

## Subject: P19CA00004

Page 1 of 2

## FOR OCTOBER 15, 2019 MEETING OF THE BOARD OF SUPERVISORS

- TO: HONORABLE BOARD OF SUPERVISORS
- FROM: Chris Poirier, Deputy Director

DATE: September 19, 2019

## ADVERTISED ITEM FOR PUBLIC HEARING

## COMPREHENSIVE PLAN AMENDMENT

## P19CA00004 HIGINIO – N. CAMINO DE OESTE PLAN AMENDMENT

Avilez Higinio, represented by Projects International, Inc., requests a **Comprehensive Plan Amendment** of approximately 9.77 acres from Low Intensity Urban 3.0 (LIU-3.0) to Medium Intensity Urban (MIU), located north of W. Massingale Road and addressed as 7701 N. Camino de Oeste, in Section 36, Township 12 South, Range 12 East, in the Tortolita Planning Area. On motion, the Planning and Zoning Commission voted 6-0 to recommend **APPROVAL SUBJECT TO REZONING POLICY** (Commissioners Bain, Cook, Maese and Matter were absent). Staff recommends **APPROVAL**. (District 1)

## Planning and Zoning Commission Public Hearing Summary (August 28, 2019)

Staff presented information from the comprehensive plan amendment to the commission, stating that the increase in land use intensity to the Medium Intensity Urban (MIU) designation would increase permitted residential density from a minimum of five residences per acre (RAC) to a maximum of thirteen RAC. The applicant's purpose of the amendment is to request a rezoning to increase the density for single family residences.

The applicant's agent spoke and stated that the request is for the MIU land use designation and the intent is for single family residences only with a five RAC product that is similar to everything that has been emerging over the last 20-30 years in the North Thornydale Corridor. The site to the immediate north was approved by the Board of Supervisors for the same kind of single family residential subdivision. This site is along Camino de Oeste which is a designated Major Street on the Major Streets and Routes Plan. Pima Prospers encourages all new density to not be spot zoned but to be put near existing similar density and whenever possible along a designated Major Street. The applicant further explained that the large undeveloped area to the east is a detention basin which has an outlet down Massingale Road under its present condition and that is why both of the access points for this subdivision will be off Camino de Oeste.

## P19CA00004

## Page 2 of 2

The majority of the site has been graded by the existing owner with some revegetation. The site's southern area has been used as an equestrian corral. The only existing vegetation is eucalyptus trees where the house was located, with very few native specimens on-site. Intent would be to do native plant preservation plan and salvage whatever possible. The site is not in the Conservation Lands System (CLS) and there is no riparian habitat on the site.

The east 30' of the site would be dedicated to Pima County in accordance with Major Streets and Routes Plan and west 25' would be a buffer to protect the adjacent residents.

A meeting was held with most effected neighbors and the existing drainage conditions were provided. Drainage is not usually discussed during the comprehensive plan amendment process but the neighbors' concerns were heard. The real flooding issues in the area are off-site, they are regional issues. The flows impacting this site are nominal – less than regulatory. A drainage report will be provided in accordance with the Flood Control District.

A commissioner asked for clarification for the on-site detention basins. The applicant stated that there will be detention basins to grab post development runoff.

A commissioner asked if it would be okay to put a policy for a five RAC limit. Applicant stated that he is not opposed to a policy that limits the RAC but has concerns if it comes out to a 5.2 RAC.

The commission opened the public hearing at which one member of the public spoke in opposition of the request stating that there are concerns revolving around water run-off, cultural resources onsite, and would prefer a limitation of four residences per acre.

The applicant provided a rebuttal to the concerns expressed by the public.

A commissioner asked if an archeological survey is required as part of the rezoning. The applicant stated that it is part of the rezoning process and work has started with no results as of yet.

A commissioner asked if the similar rezoning to the north is a four RAC. The applicant stated that it is a five RAC.

The Commission closed the public hearing.

Commissioner Gungle made a motion to recommend **APPROVAL** of the Comprehensive Plan Amendment, Commissioner Tronsdale gave second.

Upon a roll call vote, and motion to recommend **APPROVAL** passed (6-0; Commissioners Cook, Matter, Bain, Maese were absent), subject to the addition of the following rezoning policy:

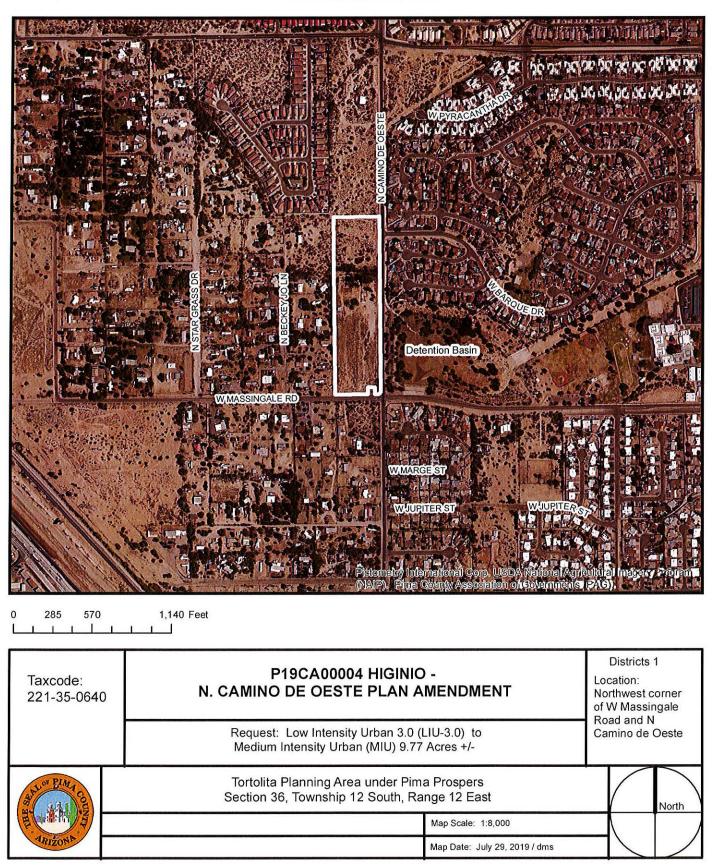
Site to be used for single family residential.

TD/DS/ar Attachments

cc: Tom Drzazgowski, Chief Zoning Inspector P19CA00004 File

# **COMPREHENSIVE PLAN AMENDMENT**

**Planned Land Use** 





# **2019 PLAN AMENDMENT PROGRAM**

PLANNING AND ZONING COMMISSION STAFF REPORT



HEARING DATE August 28, 2019 CASE P19CA00004 Higinio – N. Camino de Oeste Plan Amendment PLANNING Tortolita AREA DISTRICT 1 Northwest corner of W. Massingale Road and N. Camino de Oeste at LOCATION property addressed as 7701 N. Camino de Oeste Low Intensity Urban 3.0 (LIU-3.0) to Medium Intensity Urban (MIU) for REQUEST approx. 9.77 acres OWNER Avilez Higinio AGENT Projects International, Inc. - Jim Portner

#### APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

"... amend Pima Prospers and redesignate the above-referenced 9.77-acre property from *Low Intensity Urban 3.0 (LIU-3.0)* to *Medium Intensity Urban (MIU)*. This requested designation is consistent with the large block of *MIU* that already exists immediately adjacent to the east and north. The proposed use is a single-family detached residential subdivision."

#### STAFF REPORT:

Staff recommends **APPROVAL** of the proposed amendment. This proposed infill project will be for single-family residences with a density of approximately 5 residences per acre (RAC). A portion of the site has been cleared and used for accessory/animal structures. The remains of a residential foundation exists. No Rezoning or Special Area Policies are recommended.

#### Background

The site currently has Low Intensity Urban 3.0 (LIU-3.0) Comprehensive Plan land use designation, to designate areas for low density residential (at a maximum density of 3 residences per acre) and other compatible uses, and to provide incentives for more natural open space. The request is to amend the land use designation to Medium Intensity Urban (MIU), to designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments and single family (at residential densities of between 5-13 residences per acre) and non-residential uses such as offices, medical offices and hotels. Attention should be given to site design that is compatible with adjacent lower density uses.

The site is located in northwestern Tucson, about a half-mile east of Interstate 10 and a half-mile north of Ina Road. The site had a single residence, with accessory buildings and corrals; the remainder of the site appears cleared but otherwise undeveloped. The zoning on the site is split between SR Suburban Ranch on the north and SH Suburban Homestead to the south. Site is located between a remnant of rural lands sited along Interstate 10, and increasing subdivided residential development from Thornydale and Ina Roads to the east and south, respectively.

#### Plan Amendment Criteria

Staff has reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

#### 1a. Growing Smarter Acts

Direct development towards existing communities by maximizing its investments in public infrastructure and save tax money when development is directed toward already established areas. Encouragement of infill development on underutilized properties.

Current multi-modal transportation opportunities: Ina Road one-half mile to the south provides a Sun Tran Express Bus and Thornydale Road one mile to the east provides a Sun Shuttle. This comprehensive plan amendment request makes another contribution towards the necessary growth of population to justify extended transit and multi-modal services.

#### 1b. Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies

3.1 The proposed amendment site works to integrate land use strategies with physical infrastructure to ensure long-range viability of the region. The site represents a reasonable extension of the existing surrounding residential urbanization pattern together with use of existing infrastructure to include transportation, wastewater system, and utilities adjacent to the property.

No special area or rezoning policies currently exist on the subject property.

<u>1c. Maeveen Marie Behan Conservation Lands System (MMBCLS)</u> The site is located outside the MMBCLS.

2. Oversights, Inconsistencies, or Land Use Related Inequities/Changes n/a

#### AGENCY/DEPARTMENT COMMENTS:

#### Environmental Planning Division:

The subject property is located outside of the Maeveen Marie Behan Conservation Lands System. OSC-Environmental Planning has no comments on this proposal.

#### **Regional Flood Control District:**

The site includes FEMA Special Flood Hazard Area Zone A in the extreme southeast corner of the site. This floodplain also impacts Massingale Road along the entire southern boundary. A regional detention basin is located east of N. Camino de Oeste. The site is located in a Critical Basin. The adequacy of space provided for drainage improvements including detention is unknown at this time.

The application identifies the water service provider and the intent to identify conservation measures at the time of development.

Staff conducted the Water Resources Impact Analysis (WRIA) including providing demand projections as follows.

a. The site is adjacent to the Tucson Water service area on two sides.

b. A demand projection has not been completed.

c. The site is not located within a covered subsidence zone.

- d. The site is not within a mile of a shallow groundwater area.
- e. The site is not within an Isolated Basin.

Based upon the information available at this time staff finds that the project is not expected to have adverse impacts on groundwater dependent ecosystems and furthermore that no additional conservation measures are required based upon proximity to shallow groundwater or demand increases.

The District has no objection or recommended rezoning policies.

#### **Department of Transportation:**

DOT has no objection to this request, from a land use perspective this is an infill project with adequate capacity on the adjacent roadway network. Without a site plan showing access locations, traffic impacts, and circulation, impacts to the adjacent right-of-way cannot be determined. Connection to adjacent roadways can be made via Camino De Oeste to the east and Massingale Rd. to the south. The site will require dedication of right-of-way for Camino de Oeste as identified in the Major Streets and Routes Plan (MSR).

#### **Regional Wastewater Reclamation Department:**

The plan amendment area is within the PCRWRD service area and is tributary to the Tres Rios Water Reclamation Facility via the Canada del Oro Interceptor. The 15" and 24" diameter Interceptor runs to the east of the property within the Camino de Oeste right-of-way. A preliminary investigation by PCRWRD identified no capacity issues in the downstream public sewer system for this plan amendment at this time.

The PCRWRD has no objection to the proposed comprehensive plan amendment. A no objection shall not construe any action by Pima County as a commitment to provide sewer to any new development within the plan amendment area, and does not ensure that there is adequate treatment and conveyance capacity to accommodate this plan amendment area in the downstream public sewerage system.

#### **Cultural Resources & Historic Preservation Division:**

Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

#### Department of Environmental Quality:

PDEQ has no additional comments or objections as long as proposed project is served by sewer.

#### United States Fish and Wildlife Service:

The area of the proposed Comprehensive Plan Amendment is an area that has been historically occupied by two species once listed as endangered under the ESA, the lesser long-nosed bat and the cactus ferruginous pygmy-owl. Both of these species are still currently covered under Pima County's Multi-Species Conservation Plan (MSCP). We remain involved in the conservation of both of these species and we recommend that the County direct that, if this plan amendment moves forward, any future rezoning of the proposed parcel preserve in place or replace any existing saguaros or trees greater than 10 feet tall and comply with any CLS designations

applicable to this proposal. This will allow the preservation of habitat for the lesser long-nosed bat and the cactus ferruginous pygmy-owl.

#### Marana Unified School District:

Proposed change acceptable (comment letter attached).

#### **Cortaro-Marana Irrigation District:** No comments.

#### **Tucson City Water:**

The subject property does not appear to meet the requirements of the City of Tucson's Water Service Area Policy and may not be served by Tucson Water. A formal water availability request will need to be submitted to verify true water availability.

#### Northwest Fire District:

No comments.

Sun Tran: No comments.

Town of Marana: No comments.

**Tucson Electric Power Company:** No comments.

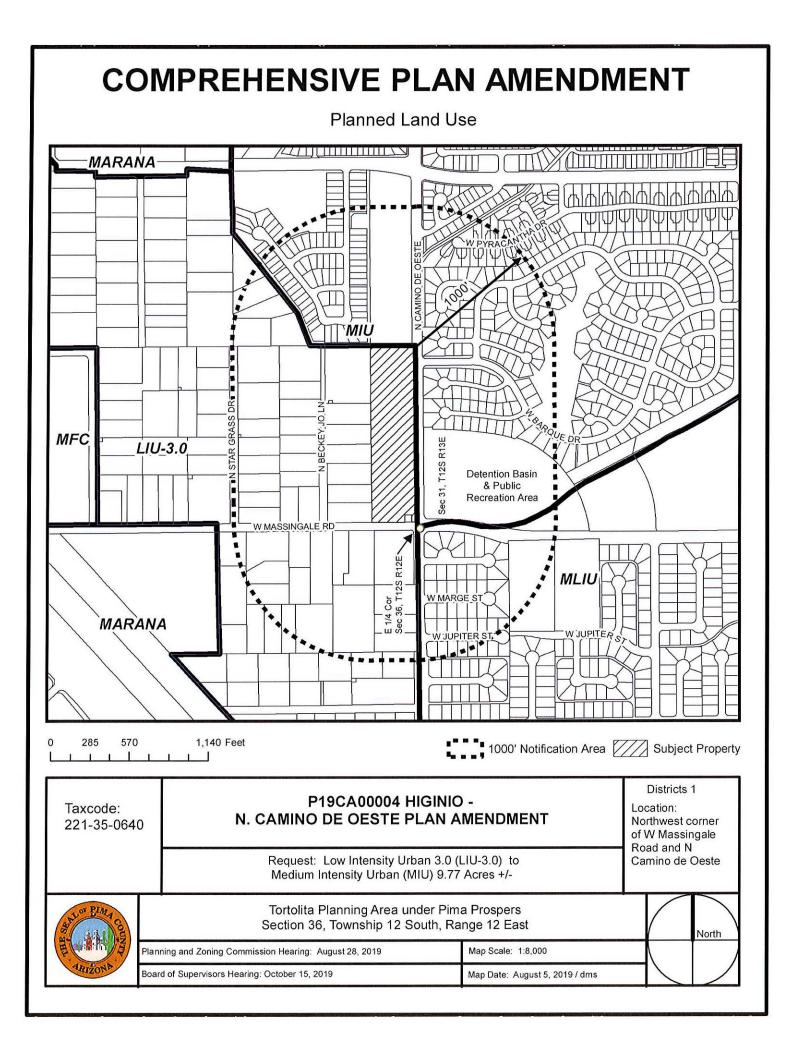
## **Public Comments:**

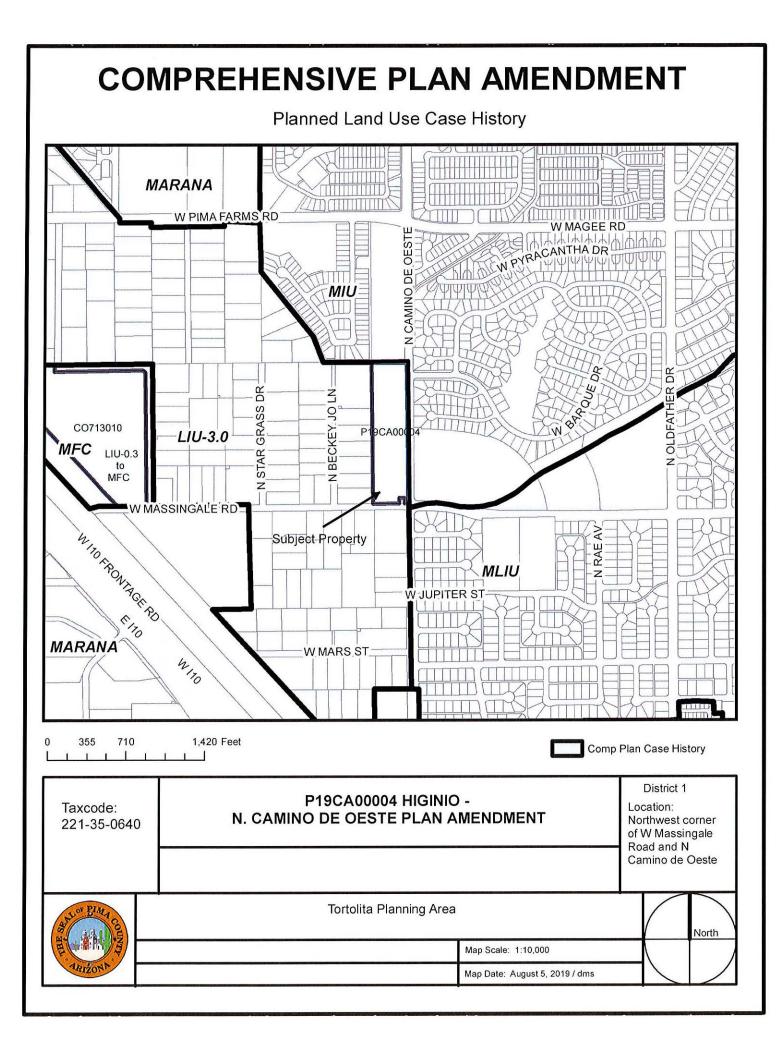
At time of writing this staff report no public comments have been received.

Respectfully submitted,

100

Donna Spicola Planner





## **Comprehensive Plan Designations**

#### From:

#### Low Intensity Urban (LIU)

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

<u>Objective</u>: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

#### A. Low Intensity Urban 3.0 (LIU-3.0)

Residential Gross Density: Minimum- none; Maximum- 3.0 RAC

 <u>Residential Gross Densities for TDR Receiving Areas</u>: Minimum- 1.5 RAC; Maximum- 3.0 RAC

#### To:

#### Medium Intensity Urban (MIU)

<u>Objective</u>: 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.

Residential Gross Density: Minimum- 5 RAC; Maximum- 13 RAC

Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 10 RAC

#### ADMINISTRATION

#### **GOVERNING BOARD**

Maribel Lopez, Ed.D., President John Lewandowski, Vice President Suzanne Hopkins, Member Tom Carlson, Member Dan Post, Member

May 29,2019

Donna Spicola Planner Pima County Development Services 201 N. Stone Ave Tucson, AZ 85701



Doug Wilson, Ed.D., Superintendent Carolyn Dumler, Ed.D., Assistant Superintendent Kristin Reidy, Assistant Superintendent Dan Contorno, Chief Financial Officer

#### RE: Comprehensive Plan Amendment # P19CA00004 within Marana Unified Schools

Dear Ms. Spicola,

Thank you for informing us of the 9.77-acre property on which Projects International Inc. is proceeding with a rezoning application to Pima County. Based upon the proposal, we understand that the site could be developed as Medium Intensity Urban vs. Low Intensity Urban. Marana Unified School District currently uses a factor of .25 students per home for elementary and .1 students per home secondary. These proposed changes are acceptable to our schools and we can meet the needs of this development for quality education.

These students can be supported by the following schools with their current enrollment and capacity numbers shown Quail Run Elementary (405/783), Tortolita Middle School (790/1234), and Mountain View High School (1794/2257). All schools have capacity for the impact this proposed development may have on our student population under current conditions

Thank you for developing homes and businesses in our community. Marana Unified School District knows that one of the keys to the continued success of our wonderful community is the quality of our children's education. This belief is held so strongly that we have multiple developers providing the school district with rooftop development funds as they increase the number of properties being built in our community. The district uses these funds to ensure as we grow they are able to provide the necessary infrastructure to support the presentation of an inspiring education. Your voluntary participation in this process is an invaluable investment in our community. Please contact the Marana Schools finance office at 520-682-4756 to learn more about participation.

Please contact Dan Contorno at 520-682-4756, or myself at 520-616-4521 if you have any further questions.

Sincerely,

Russell Federico, M.Ed. Executive Director of Operations Marana Unified School District

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STRATEOIC GUIDANCE ENTITIEMENT PROCESSES

10836 E Armada lane Leson Ar zona 85749-9460 520-850-0917 potrner@projects nil com www.projects.ntl.com

TO: **Nearby Property Owners** FROM: Jim Portner, Projects International, Inc. DATE: August 8, 2019 RE: Request to Update/Amend the Pima County Comprehensive Plan (Pima Prospers) 9.77 Acres at the Northwest Corner of Camino de Oeste @ Massingale Road

I'm sending you this packet of information because the Pima County Assessor lists you as the owner of real property that is located within 1000' of a request we have filed to amend the Pima County Comprehensive Plan (now known formally as "Pima Prospers"). This request pertains to the 9.77 acres at the northwest corner of Camino de Oeste @ Massingale Road. I am the project manager for this application, which has been submitted by me on behalf of the property owner, Mr. Higinio Avilez.

Please recognize that a request to amend the Comprehensive Plan is NOT a rezoning. It will not change the property's underlying zoning, which would remain its current combination of SR & SH. Any request to actually change this zoning of the property can only occur by a wholly separate public process in the future, one wherein a detailed development proposal and design is brought forth and where you would be fully notified, invited to a formal neighborhood meeting, and be given the opportunity to express your input at public hearings before both the Planning & Zoning Commission and the Board of Supervisors.

The comprehensive plan amendment process, on the other hand, is a conceptual exercise that examines overall land-use trends in a given area and takes into account changing conditions and growth trends, such as that occurring along important streets like Camino de Oeste (which is a designated *Collector Street* on Pima County's Major Streets & Routes Plan). The comprehensive plan supports concentrating residential densities along such major, designated roadways.

Given the emerging growth trends in the area, we believe it is appropriate that the property in question be redesignated by Pima Prospers from its current Low Intensity Urban 3.0 (LIU) category to Medium Intensity Urban (MIU). The current LIU designation already allows up to three (3) homes per acre. If approved for MIU, the property owner intends to then pursue rezoning for a residential subdivision that would contain approximately forty-six lots, which would yield an overall density of just less than five (5) units per acre.

We are well aware that drainage is a huge issue in this entire area, given the large flows that routinely occur in Massingale Road during storm events. Any future subdivision would be designed with a series of flood-control basins and protective measures to ensure that the post-development flows exiting the project would be less, in both volume and velocity, than those which currently leave the site.

The purpose of this mailing is to provide you with detailed information on this plan amendment request and to offer you my name and contact information for any questions or comments you may have. Enclosed you will find the following informational materials:

- A Fact & Information Sheet describing the major points of this amendment request 8
- 2 A conceptual Framework Plan, describing the generalized land-use components as we envision them on the property, including a landscape buffer along the entire west boundary. Please note that a detailed development plan would not be provided until the time of a future rezoning application.

A public hearing on this item will be held before the Planning & Zoning Commission on August 28, 2019. A few days from now, you will receive a separate notice from Pima County informing you of that public hearing.

I encourage you to call or email me with any questions or comments you might have. My cell phone number is 520.850.0917 and my email is jportner@projectsintl.com. I will respond promptly. I have already met with some your neighbors who live immediately adjacent to this property, and I am happy to meet with you as well at your request. I'd be glad to come to your home if you reside in the area.

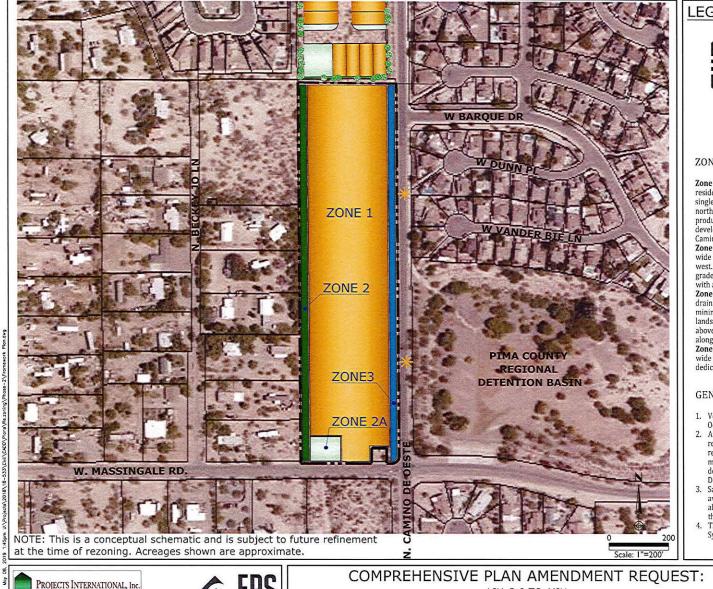
I look forward to hearing from you.

## **Fact & Information Sheet**

## Application & Request to Update/Amend the Comprehensive Plan (Pima Prospers) Northwest Corner of Camino de Oeste @ Massingale Road Pima County Case No. P19CA00004

- Property Location: at the immediate northwest corner of Camino de Oeste and Massingale Road.
- Property Size: 9.77 acres.
- Existing & Proposed Comprehensive Plan Designation: Pima Prospers currently designates the property as *Low Intensity Urban 3.0 (LIU)*, which already permits a density of three (3) residential units per acre. The requested designation is *Medium Intensity Urban (MIU)*, which is consistent with the large, established *MIU* district already in place along Camino de Oeste and further to the north, northwest, east and southeast.
- Existing Use of the Property: the property contains a single residence and has been almost entirely graded for the home, its accessory structures, and a large equestrian riding ring.
- Proposed Use of the Property: a residential subdivision containing approximately forty-six (46) single-family, detached residences. The project would be comparable in lot size and in density (approximately five [5] units per acre) to the residential neighborhoods already in place to the north, northwest, east, and southeast.
- Existing/Proposed Zoning: Existing zoning is a combination of SR (Suburban Ranch) and Suburban Homestead (SH). If the requested amendment of the comprehensive plan is approved, the owner will subsequently seek a rezoning to CR-4, which is comparable to the existing residential subdivisions already in place to the north, northwest, and east.
- Surrounding/Adjacent Properties: To the immediate northwest west is the Pima Farms residential neighborhood. To the north is a property recently rezoned to CR-4 which will contain a similar residential subdivision. Beyond that to the north is the Country Highlands subdivision (containing the Remington and Morningstar HOA's). To the northeast is the Suncrest subdivision, as well as the Oeste Lomas subdivision, which is platted but not yet built. To the east (across Camino de Oeste) are the existing Gatewood Pointe and Gatewood Ranch neighborhoods. To the immediate west and to the south (across Massingale Road) are unsubdivided, low-density properties containing individual residences.
- Impacts on Drainage: We are fully aware that this is a major issue in the area, in that Massingale Road effectively functions as a drainage channel during storm events. The future project would incorporate a series of flood-control basins and protective measures to manage the unchecked flow that presently exits the property. These flood-control elements will ensure that any future subdivision releases its flows at volumes and velocities which are actually less than those of the run-off from the site under current conditions.
- Impacts on Traffic: The adjacent roadways (Camino de Oeste and Massingale Road) are currently operating below capacity and can absorb the additional traffic being generated by this development. Camino de Oeste is a designated *Collector Street* on the Pima County Major Streets & Routes Plan.
- Public Process: A public hearing will be held on the matter before the Planning & Zoning (P&Z) Commission on August 28, 2019. A Board of Supervisors (BOS) meeting will then be scheduled following the P&Z hearing; the BOS will make the final decision on this request. You will receive separate notices for these hearings directly from Pima County.

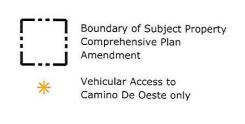
This is an information/fact sheet prepared by Jim Portner of Projects International, Inc. on behalf of the property owner. It is intended to communicate the major points of this request to amend the comprehensive plan. Further detail is contained in other elements of this information packet.



GROUP

RATEGIC GUIDANICE HTTLEMENT PROCESSES ICAL ADVICE & COUNSEL

## LEGEND



#### ZONE DESCRIPTIONS:

**Zone 1: Single Family Residential Component.** This area dedicated to residential uses of the type and density generally similar to the existing single-family residential subdivisions adjacent to the property to the northwest, north (approved rezoning), east, and southeast. Final form and product type to be market-reflective at the time of future rezoning and development. A Bufferyard "A" planning will be provided along both the Camino de Oeste and Massingale Road frontages. **Zone 2: Perimeter Landscape Buffer.** This area is a twenty-five foot (25') wide buffer to benefit existing lower-density residential properties to the west. This *Sone* is a combination of natural, undisturbed desert and graded/re-landscaped area. Sparse natural areas will be supplemented with additional plantings of desert trees and shrubs. **Zone 2: Detention Basin.** This area will capture the post-development drainage run-off from the property and will meter out at a rate that is, at a minimum, 10% less than the existing drainage condition. The basin will be landscape with desert trees and shrubs so as to integrate with Zone 2 above and with the required landscape buffer that will also be provided

along Massingale Road. Zone 3: Public Right-of-Way Dedication. This is a thirty-five foot (35') wide strip that will be dedicated to Pima County for Camino de Oeste. This dedication is in keeping with the adopted Major Streets & routes Plan.

#### GENERAL NOTES:

1. Vehicular access to and from this site will occur only from Camino de Oeste.

- An enhanced landscaped border will be provided where the proposed residential development immediately abuts existing lower-density residential lots. See Zone 2 above. Details of the buffering and mitigation adjacent to these lots will be determined at the time of final design and will be detailed in the Site Analysis and Preliminary Development Plan (PDP) provided at the time of future rezoning.
  Salvaged native-desert tree and shrub specimens, to the extent
- Salvaged native-desert tree and shrub specimens, to the extent available from the property, will be transplanted primarily into the above Zone 2 buffer, with an intent to achieve a mature character along this edge as rapidly as possible.
- This property lies outside of the Maeveen Behan Conservation Lands System (CLS) and contains no Xeroriparian "C" regulated habitat.

#### COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU 3.0 TO MIU 9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE @ MASSINGALE ROAD (OWNERSHIP: HIGINIO AVILEZ)

FRAMEWORK PLAN

## **Neighbor Meeting Summary**

## Comprehensive Plan Amendment Case No. P19CA00004 Avilez – Camino de Oeste NWC Camino de Oeste @ Massingale Road

**Meeting Date & Time:** Tuesday, July 30, 2019; the meeting commenced shortly after the scheduled start time of 3:00 PM.

**Location:** The residence on the property located at 4658 W. Massingale Road #2, which is immediately adjacent to the subject property of this comprehensive plan request.

**Meeting Notice & Arrangements:** This meeting was coordinated through Ms. Karen Grab, who owns several downstream properties. Ms. Grab was actively involved in the recent rezoning of the 9-acre property at the SWC of Camino de Oeste @ Pima Farms Road (Case No. P18RZ00012). Her concerns were primarily drainage-related due to the historic flooding which has occurred throughout the area. During the aforementioned rezoning, she had asked that we keep her informed on all matters as development proceeds. As such, I reached out to her to inform her of this comprehensive plan amendment request and asked if she'd be willing to put the word out and arrange a meeting of her neighbors to discuss the request and the drainage-related impacts of it to her and her neighbors. She agreed to do so, personally contacted those in her neighborhood, and offered her property for the meeting location.

**Attendance:** Six (6) individual property owners attended, comprising all of those who abut the amendment subject property to the immediate west (i.e. to the adjacent west), together with one owner who lived further west downstream. A separate sign-in sheet is attached.

**Synopsis:** Jim Portner, as applicant and representative of the property owner, welcomed the attendees and led a discussion using a series of color 11" x 17" exhibits and gave a set of all of them to each attendee for their own use. The exhibits illustrated: 1) the *Framework Plan* for the requested comprehensive plan amendment; 2) the existing drainage conditions (i.e. in the undeveloped condition) for both the subject property and for the recently-rezoning property to the north; 3) two different conceptual drainage solutions for how the post-development projects would capture, detain, and meter run-off onto their downstream properties. In closing the meeting, Portner outlined the anticipated process and timeline for the comprehensive plan and future rezoning, including the public hearings that would be held before the Planning & Zoning Commission and the Board of Supervisors.

**Neighborhood Comments and Concerns:** Over the course of the meeting, the group delved into the details of the project, with the majority of the attention being given to drainage matters. The following points summarize the discussion:

Proposed Post-Development Drainage Solutions: Portner presented two potential solutions: 1) one which honored the existing points of concentration onto the neighbors' properties; and 2) one which directed all westward run-off southward to Massingale Road, effectively "drying up" the neighbors' properties. He was careful to note that the latter solution was, technically, not in accordance with applicable Floodplain Regulations since it diverted existing flows from their current pattern. He explained that he was discussing the potential for this solution with the Pima County Flood Control District and that there was a good possibility that it might not be allowed by them due to the diversion issue. Nonetheless, he was presenting it for discussion purposes and to obtain neighbor input and reaction.

- Neighbor Input/Reaction to Drainage Concepts: Most of the neighbors were comfortable, and some definitely preferred, the solution where the run-off was directed southward to Massingale Road and effectively "dried up" their properties. The effect upon the existing lush mesquite trees on their properties was discussed, to which most of the owners felt that these specimens were well established and would survive satisfactorily on site rainfall. One individual expressed the opinion that any reduction in run-off to the trees would surely have a negative impact upon them. All this being said, Portner again reiterated that this particular drainage solution was not approved by the Regional Flood Control District and might very well not be allowed due to its diversion characteristics. Nonetheless, he committed to further pursuing the solution with the District to obtain a final answer.
- Neighbor Input/Reaction to Drainage Concepts (Continued Discussion): In the event that the above solution was not ultimately allowed, the neighbors inquired as to the manner in which the off-site run-off from the new subdivision project would be handled and directed onto their properties. Portner explained that detention/retention basins would be located within the project at each of the points of off-site discharge. These basins would capture the project's run-off, detain it, reduce its flow velocity and thereby remove its sediment, and then meter essentially clean water onto their properties at a rate which is a minimum of 10% less in volume than in the existing (i.e. undeveloped) condition. The metering of the outflow would be accomplished through a series of bleeder pipes and, at their outlet, an apron of rock rip-rap to dissipate the energy of the flow and spread it out as it leaves the project. This dissipation reduces the potential for erosion on the downstream neighbors.
- A Specific Drainage-Related Objection: One of the property owners questioned the 100-year quantity being shown (in the existing condition) as flowing onto his property. He felt that the quantity was far too high and wanted to make sure that it was indeed accurate. He stated that he'd lived there for decades and never saw a flow of that magnitude. He asked Portner to have the engineer check his calculations, because he did not want an inflated value to be used that might justify more post-development flow coming onto his property. Portner agreed to work with his hydrologist to check their analysis.
- Number of Stories of the Proposed Homes. Portner indicated that it was the developer's intent to offer both one-story and two-story options to potential purchasers, but reminded them that the height issue is one that is firmed up at the time of a rezoning, and that a rezoning would only occur if the comprehensive plan amendment was approved. He indicated that, in such situations where new residential subdivisions are placed next to existing lower-density homes, it is customary to place a one-story height limitation that mirrors the location of those existing one-story structures abutting the site.
- Landscape Buffer. The neighbors inquired as to the nature of the 25' wide buffer being shown along the western boundary. Portner explained that it would be planted with salvaged tree specimens taken from the property, as well as be supplemented with additional nursery stock so as to create an effective separation between the new project and the existing homes. He also stressed that the final drainage solution would affect the particulars of the buffer. If all off-site drainage was directed southward to Massingale Road, then the buffer would be a planted drainage channel. If no such diversion was ultimately allowed, the buffer area would contain the rock rip-rap outlet aprons at each of the required retention/detention basins, with tree plantings occurring around them.

This meeting summary was prepared by Jim Portner of Projects International, Inc. It is intended to objectively communicate the general flavor and major points of the referenced neighborhood meeting, with the understanding that specific individuals who attended may possess different viewpoints of the proceedings.

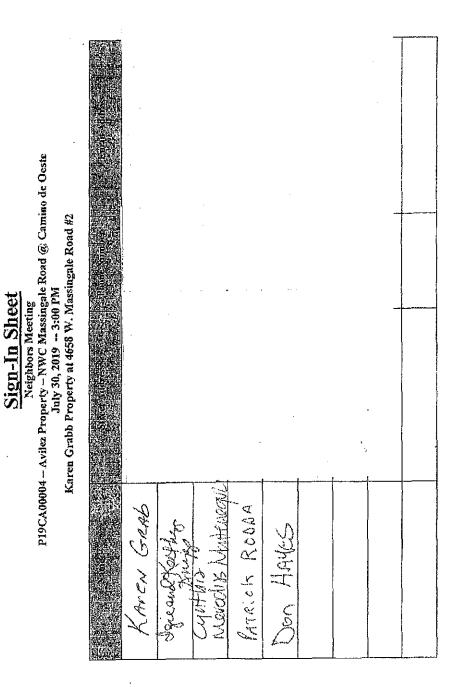
Public Sewer versus Pump Station. Some of the attendees mentioned that many of the neighboring subdivisions operated private lift stations for their sewer service. There was a concern that this project would introduce yet another. Portner indicated that no lift station was needed for this project, and that the Pima County Regional Wastewater Reclamation District had indicated that gravity sewer service could be achieved by connecting to the existing 15" public sewer line in Camino de Oeste.

After all of the above and after no more questions were expressed, the meeting broke up and concluded at approximately 4:40 PM, with some individuals remaining another 10 minutes for informal discussions and questions.

## See Next Page for Sign-In Sheet

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Neighbor Meeting Summary P19CA00004 – Camino de Oeste @ Massingale Road Meeting Date: July 30, 2019 Preparation of Summary: August 5, 2019



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